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09	SITE PLAN
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12	C/D/E BASEMENT PLAN LEVEL 2
13	F/G BASEMENT PLAN LEVEL 2
14	A/B BASEMENT PLAN LEVEL 1
15	C/D/E BASEMENT PLAN LEVEL 1
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Sheet List	
Sheet Number	Sheet Name

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AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/06/17	DIRECTOR PROJECT
B	AS PER COUNCIL E-MAIL 01.08.2017	SO	SO	14/09/17	
C	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO	16/02/18	
D	AS PER COUNCIL E-MAIL 08.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/06/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	

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CLIENT HBL DEVELOPMENTS P/L	PROJEC PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL	JS ARCHITECTS
DRAWING COVER PAGE		
DATE 14/06/2019	SCALE @ DRAWING 108/16-17	DRAW DRAWING 01 / 75
PROJECT 108/16-17	ISSUE F	
JS Architects Pty Ltd Suite 4.04, Level 4, No. 5 Celebration Drive Bella Vista ~ NSW 2153 Australia T : +61 2 8814-6991 FAX: 61 2 8814-6992 M : +61 412 06 06 04 E : info@jsarchitects.com.au W : www.jsarchitects.com.au ABN 70 119 946 575 Nominated Architect: Saymon Ochudzawa (RAA)		

BLOCK A

BLOCK A

	UNITS 1-5 (GF)												UNITS 1-11 (LEVEL 1)												UNITS 1-12 (FOR LEVELS 2 AND 3)													
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5								UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11		UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12		
UNIT PER FLOOR	1	1	1	1	1								1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1			
TOTAL UNITS	5												11												24													
AREA PER UNIT (sqm)	55.05	106.49	81.57	74.13	96.05								55.05	106.50	81.37	74.13	98.90	98.90	74.13	81.57	83.86	42.02	50.58		42.02	83.86	50.58	81.57	74.13	98.90	98.90	75.13	81.57	50.58	78.97	42.02		
BALCONY AREA PER UNIT (sqm)	14.54	30.49	15.15	14.21	19.03								9.38	29.50	15.47	14.80	12.95	12.95	14.48	15.15	15.98	9.38	12.78		9.38	15.97	12.78	15.47	14.80	12.95	12.95	14.48	15.15	12.78	15.97	9.76		
ROOF TERRACE AREA (Level 5)													177.83																									
BEDROOMS	1	3	2	2	2								1	3	2	2	2	2	2	2	2	2	STUDIO	1		STUDIO	2	1	2	2	2	2	2	1	2	STUDIO		
BEDROOMS PER FLOOR	10												20												40													
UNIT 1 BEDROOMS	1												2												4													
UNIT 2 BEDROOMS	3												7												16													
UNIT 3 BEDROOMS	1												1												0													
STUDIO	0												1												2													
	BLOCK A										BLOCK B										TOTALS				BLOCK B													
	UNIT 1-10 4F										UNITS 1-7 GF														UNITS 1-10 (FOR LEVELS 2 AND 3)													
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7				ALL FLOORS (BLOCK A/B)				UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10				
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								1	1	1	1	1	1	1	1	1	1				
TOTAL UNITS	10										7														20													
AREA PER UNIT (sqm)	52.89	87.21	81.57	74.03	98.90	98.90	75.13	81.57	87.21	52.89	40.73	99.59	99.59	75.06	62.93	75.02	40.61				TOTAL UNITS		93 Units		50.17	75.02	75.26	78.80	99.58	99.58	78.03	74.13	75.02	50.17				
BALCONY AREA PER UNIT (sqm)	8.23	15.98	15.47	14.98	12.95	12.95	14.48	15.15	15.98	8.23	6.31	21.09	21.09	14.06	8.40	14.52	6.42				TOTAL AREA		7,037.19 sqm		8.00	15.03	10.83	10.70	15.44	15.44	10.70	10.83	15.03	8.00				
BEDROOMS	1	2	2	2	3	2	2	2	2	1	STUDIO	3	3	2	1	2	STUDIO				TOTAL BALCONY AREA		1,232.77 sqm		1	2	2	2	3	3	2	2	2	1				
BEDROOMS PER FLOOR	19										11										TOTAL ROOF TERRACE				40													
STUDIO	0										2														0													
UNIT 1 BEDROOMS	2										1														4													
UNIT 2 BEDROOMS	7										2										TOTAL STUDIO				7 Units		12											
UNIT 3 BEDROOMS	1										2										TOTAL 1 BED UNITS				19 Units		4											

BLOCK B

	UNITS 1-10 (LEVEL 1)										UNITS 1-6 4F										TOTAL 3 BED UNITS		15 Units	
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6					WASTE COLLECTION			
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					GENERAL WASTE	240 L/Week/Unit		
TOTAL UNITS	10										6										RECYCLING WASTE		80 L/Week/Unit	
AREA PER UNIT (sqm)	50.17	75.06	59.88	80.90	99.59	99.59	78.03	75.26	75.02	50.17	52.09	113.58	95.05	95.05	113.55	52.09					GENERAL WASTE REQUIREMENTS			
BALCONY AREA PER UNIT (sqm)	8.00	14.99	10.48	10.70	15.44	15.44	10.70	10.83	15.03	8.00	9.60	10.80	12.46	12.46	10.83	9.60					REQUIRED (L)	22320 BINS (1,100L)	#DIV/0!	
ROOF TERRACE AREA (Level 5)											210.69										PROVIDED		24 Bins	
BEDROOMS	1	2	1	2	3	3	2	2	2	1	1	3	3	3	3	1								
BEDROOMS PER FLOOR	19										14													
STUDIO	0										4										RECYCLING WASTE REQUIREMENTS			
UNIT 1 BEDROOMS	3										2										REQUIRED (L)	7440 BINS (240L)	#DIV/0!	
UNIT 2 BEDROOMS	5										0										PROVIDED	37 Bins		
UNIT 3 BEDROOMS	2										4													

TOTAL COS PROVIDED (sqm)				ADAPTABLE UNIT REQUIREMENTS				STORAGE PROVIDED GF (BLOCK A)	STORAGE PROVIDED GF (BLOCK B)	COMMUNAL PROVIDED GF (BLOCK A)	COMMUNAL PROVIDED GF (BLOCK B)				
MIN = 25.00% = 1,127.37 sqm				ALLOCATE 20% OF TOTAL UNIT = 20%											
BACLINIES = 27.34% = 1,232.77 sqm				TOTAL UNITS = 93 UNITS											
ROOF = 8.62% = 388.52 sqm				ADAPTABLE UNITS = 19 UNITS											
GROUND = 30.13% = 1,358.51 sqm				PROVIDED = 22 UNITS											
TOTAL = 66.08% = 2,979.80 sqm															
STORAGE REQUIREMENTS				PROPOSED STORAGE PROVIDED				28.00	m ³	387.356 m ³	166.279 m ³	83.20 m ³	59.19 m ³		
								4 m ³	28.00					m ³	
								19 1 BED x	6 m ³					114.00	m ³
								52 2 BED x	8 m ³					416.00	m ³
								15 3 BED x	10 m ³					150.00	m ³
TOTAL STORAGE SPACE REQUIRED				708.00 m ³				890.50	m ³						

LOBBY/FOYER AREA (sqm)	BLOCK A				BLOCK B				
	193.53 sqm		143.21 sqm						
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling	STUDIO = 2	1 BED = 19	2 BED = 52	3 BED = 22.5	=	95.50 CP		
RESIDENTIAL CAR SPACES PROVIDED							=	122.00 CP	
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking						=	18.60 CP	
VISITOR CAR SPACES PROVIDED							=	22.00 CP	
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL						=	9.55 CP	
DISABLE PARKING SPACE PROVIDED							=	12.00 CP	
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings						=	31.00 BP	
BICYCLE PARKING SPACE PROVIDED							=	37.00 BP	
TOTAL CAR SPACES REQUIRED							=	114.10 CP	
TOTAL CAR SPACES PROVIDED							=	144.00 CP	
SITE AREA							=	4,509.47 sqm	
DEEP SOIL REQUIRED	7% of Site Area to have areas with a MIN dimension of 6m						=	315.66 sqm	
DEEP SOIL PROVIDED							23.59%	=	1,063.65 sqm
LANDSCAPE AREA REQUIRED	30% of Site Area						=	1,352.84 CP	
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 1554.29 sqm					34.47%	=	1,554.29 CP	

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D	ADJUSTMENT OF ROAD R.L	SO	SO	14/06/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	DIRECTOR
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					PROJECT

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CLIENT
HBL DEVELOPMENTS P/L

DRAWING

CALCULATION DATA TABLE

BLOCK A-B

DAT	SCALE @	DRAW
14/06/2019		

PROJECT
108/16-17

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA)



AMENDMENT					
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					DIRECTOR
					PROJECT

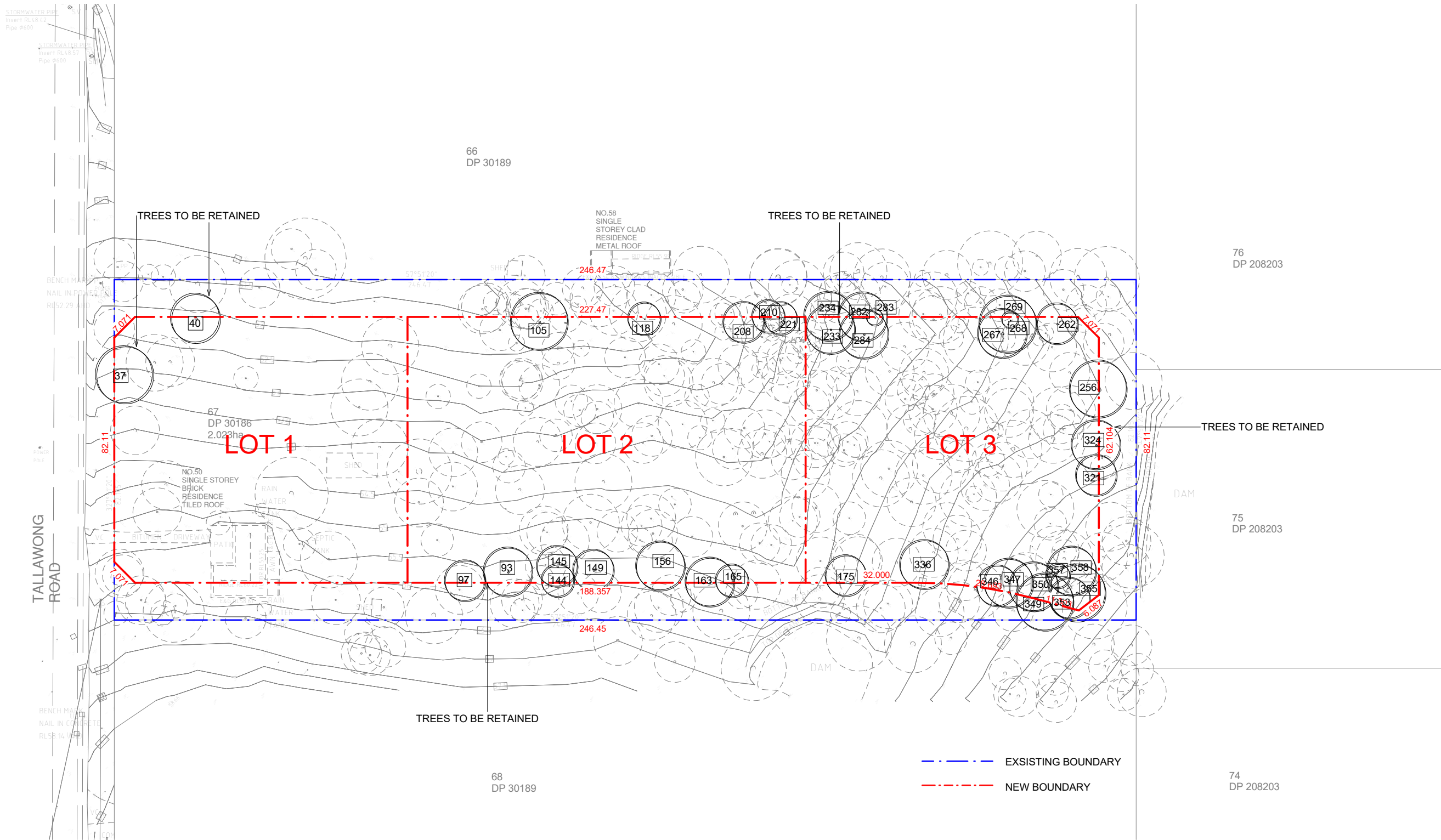


BLOCK F										TOTALS										BLOCK F												
UNITS 1-7 GF										UNITS 1-10 1F										ALL FLOORS (BLOCK F/G)		UNITS 1-10 2F-3F										
UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7				UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10			UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	
UNIT NUMBER	1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1			1	1	1	1	1	1	1	1		
UNIT PER FLOOR	1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1			1	1	1	1	1	1	1	1		
TOTAL UNITS	7									10										TOTAL UNITS	93 Units	20										
AREA PER UNIT (sqm)	40.73	99.59	99.59	75.06	62.93	75.02	40.61			50.17	75.06	59.88	80.90	99.59	99.59	78.03	75.26	75.02	50.17	TOTAL AREA	6,936.55 sqm	50.17	75.02	75.26	78.80	99.58	99.58	78.03	75.13	75.02	50.17	
BALCONY AREA PER UNIT (sqm)	6.31	21.09	21.09	14.06	8.40	14.52	6.42			8.00	14.99	10.48	10.70	15.44	15.44	10.70	10.83	15.03	8.00	TOTAL BALCONY AREA	1,212.11 sqm	8.00	15.03	10.83	10.70	15.44	15.44	10.70	10.83	15.03	8.00	
ROOF TERRACE AREA (Level 5)										210.69										TOTAL ROOF TERRACE		368.52 sqm										
BEDROOMS	STUDIO	3	3	2	1	2	STUDIO			1	2	1	2	3	3	2	2	2	1			1	2	2	2	3	3	2	2	2	1	
BEDROOMS PER FLOOR	11									19												40										
STUDIO	2									0										STUDIO		7 Units	0									
UNIT 1 BEDROOMS	1									3										TOTAL 1 BED UNITS		19 Units	4									
UNIT 2 BEDROOMS	2									5										TOTAL 2 BED UNITS		52 Units	12									
UNIT 3 BEDROOMS	2									2										TOTAL 3 BED UNITS		15 Units	4									

BLOCK F										BLOCK G									
UNITS 1-6 (LEVEL 4)										UNITS 1-5 (GF)									
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6				UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5					
UNIT PER FLOOR	1	1	1	1	1	1				1	1	1	1	1					
TOTAL UNITS	6									5									
AREA PER UNIT (sqm)	52.09	113.58	95.05	95.05	113.55	52.09				96.07	55.03	99.59	81.57	75.01					
BALCONY AREA PER UNIT (sqm)	9.60	10.80	12.46	12.46	10.83	9.60				18.45	14.86	30.21	15.56	14.49					
ROOF TERRACE AREA (Level 5)																			
BEDROOMS	1	3	3	3	3	1				2	1	3	2	2					
BEDROOMS PER FLOOR	14									10									
STUDIO	0									0									
UNIT 1 BEDROOMS	2									1									
UNIT 2 BEDROOMS	0									3									
UNIT 3 BEDROOMS	4									1									

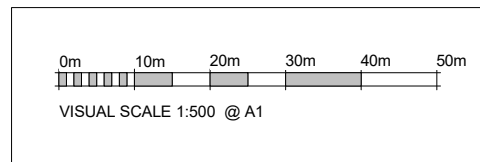
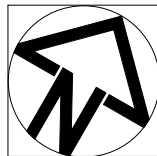
													BLOCK G												BLOCK G											
UNITS 1-11 1F													UNITS 1-10 (LEVEL 4)												UNITS 1-12 2F-3F											
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11		UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10			UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	
TOTAL UNITS	11												10												24											
AREA PER UNIT (sqm)	55.05	101.39	81.57	75.00	98.91	98.91	75.00	81.57	81.87	41.80	50.58		52.89	87.38	81.57	74.14	96.06	96.06	75.14	81.57	87.38	52.89			42.02	83.86	50.58	81.57	74.13	98.90	98.90	74.13	81.57	50.58	78.97	42.02
BALCONY AREA PER UNIT (sqm)	9.37	29.45	15.47	14.80	12.95	12.95	14.34	15.15	15.97	9.76	12.78		8.23	15.97	15.47	14.8	12.95	12.95	14.48	15.15	15.97	8.23			9.38	15.98	12.78	15.15	14.48	12.95	12.95	14.48	15.15	12.78	15.97	9.38
ROOF TERRACE AREA (Level 5)													177.83																							
BEDROOMS	1	3	2	2	2	2	2	2	2	2	STUDIO	1	1	2	2	2	3	2	2	2	2	1			STUDIO	2	1	2	2	2	2	2	2	1	2	STUDIO
BEDROOMS PER FLOOR	20												19												40											
STUDIO	1												0												4											
UNIT 1 BEDROOMS	2												2												4											
UNIT 2 BEDROOMS	7												7												16											
UNIT 3 BEDROOMS	1												1												0											

STORAGE REQUIREMENTS	7	STUDIO x	4 m²	28.00 m²	PROPOSED STORAGE PROVIDED	28.00 m²	ADAPTABLE UNIT REQUIREMENTS				TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	1,164.64 sqm	COMMUNAL PROVIDED GF (BLOCK F)	50.74 m³	STORAGE PROVIDED GF (BLOCK F)	166.279 m³					
	19	1 BED x	6 m²	114.00 m²		210.00 m²	ALLOCATE 20% OF TOTAL UNIT					BACLOINIES	=	26.02%	=	1,212.11 sqm									
	52	2 BED x	8 m²	416.00 m²		453.75 m²	TOTAL UNITS					ROOF	=	8.34%	=	388.52 sqm									
	15	3 BED x	10 m²	150.00 m²		202.50 m²	ADAPTABLE UNITS					GROUND	=	29.16%	=	1,356.25 sqm									
TOTAL STORAGE SPACE REQUIRED (m³)	708.00 m²				894.25 m²	PROVIDED				TOTAL	=	63.52%	=	2,958.88 sqm											
LOBBY/FOYER AREA (sqm)	BLOCK F					BLOCK G												WASTE COLLECTION				COMMUNAL PROVIDED GF (BLOCK G)	76.32 m³	STORAGE PROVIDED GF (BLOCK G)	387.356 m³
	143.21 sqm					193.53 sqm																			
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling			STUDIO	=	2	1 BED	=	19	2 BED	=	52	3 BED	=	22.5	=	95.50 CP	GENERAL WASTE	240	L/Week/Unit					
RESIDENTIAL CAR SPACES PROVIDED																=	120.00 CP	RECYCLING WASTE	80	L/Week/Unit					
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking															=	18.60 CP								
VISITOR CAR SPACES PROVIDED																=	22.00 CP	GERNERAL WASTE REQUIREMENTS							
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL															=	9.50 CP	REQUIRED (L)	22320	BINS (1,100L)	20.29				
DISABLE PARKING SPACE PROVIDED																=	12.00 CP	PROVIDED	24	Bins					
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings															=	31.00 BP								
BICYCLE PARKING SPACE PROVIDED																=	37.00 BP	RECYCLING WASTE REQUIREMENTS							
TOTAL CAR SPACES REQUIRED																=	114.10 CP	REQUIRED (L)	7440	BINS (240L)	31.00				
TOTAL CAR SPACES PROVIDED																=	147.00 CP	PROVIDED	37	Bins					
SITE AREA																=	4,658.55 sqm								
DEEP SOIL REQUIRED	7% of Site Area to have areas with a MIN dimension of 6m															=	326.10 sqm								
DEEP SOIL PROVIDED																18.60%	=	866.52 sqm							
LANDSCAPE AREA REQUIRED	30% of Site Area															=	1,397.57 CP								
LANDSCAPE AREA PROVIDED	GROUND FLOOR			=	1780.16 sqm											38.21%	=	1,780.16 CP							



1 DEMOLITION PLAN
1:500 @ A1

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DRAWING
DEMOLITION PLAN

DAT
14/06/2019

SCALE @
DRAW

PROJECT
108/16-17

DRAWING
05 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





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108/16-17

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06 / 75

DRAW

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F

1

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50 TALLAWONG ROAD
ROUSE HILL

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Nominated Architect: Szymon Ochudzawa (RAIA)





BUILDING F NORTH VIEW



BUILDING G NORTH-EAST VIEW



BUILDING F SOUTH VIEW



BUILDING G SOUTH-EAST VIEW

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14/06/2019

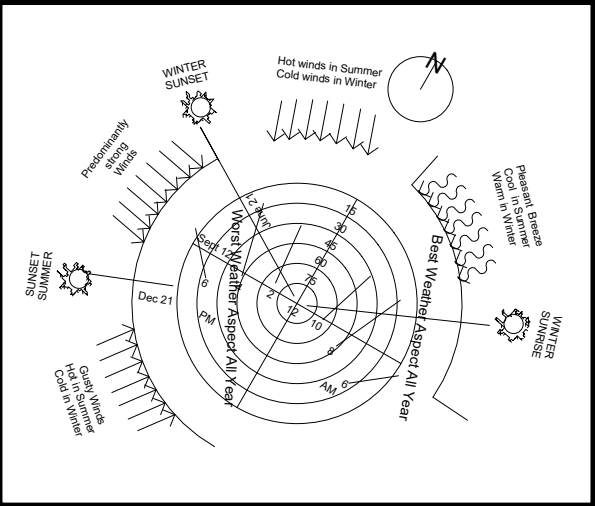
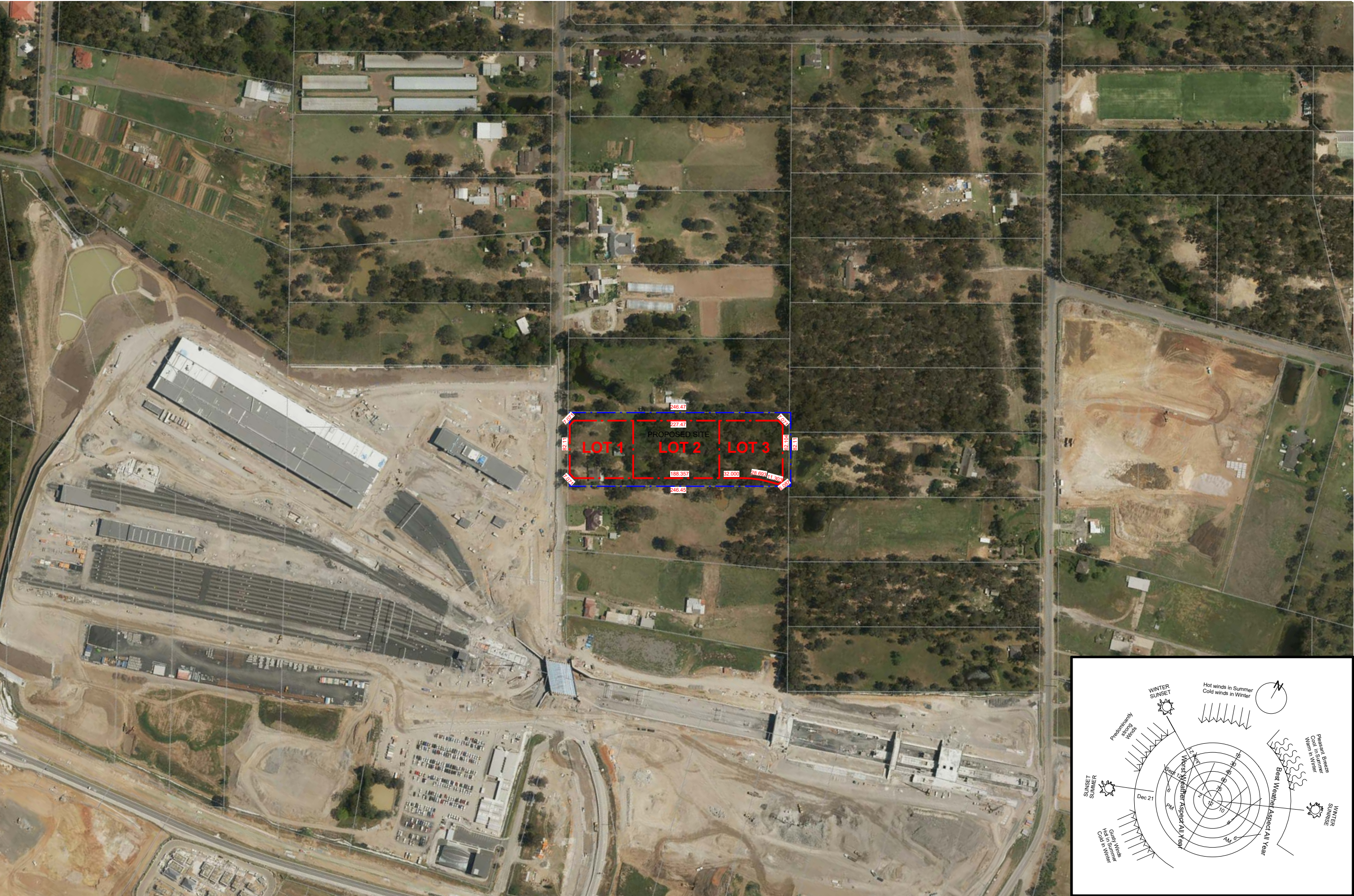
PROJECT
108/16-17

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07 / 75

DRAW
ISSUE
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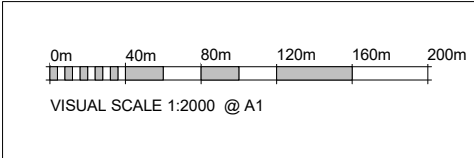
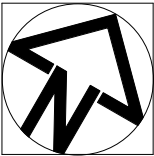
PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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108/16-17

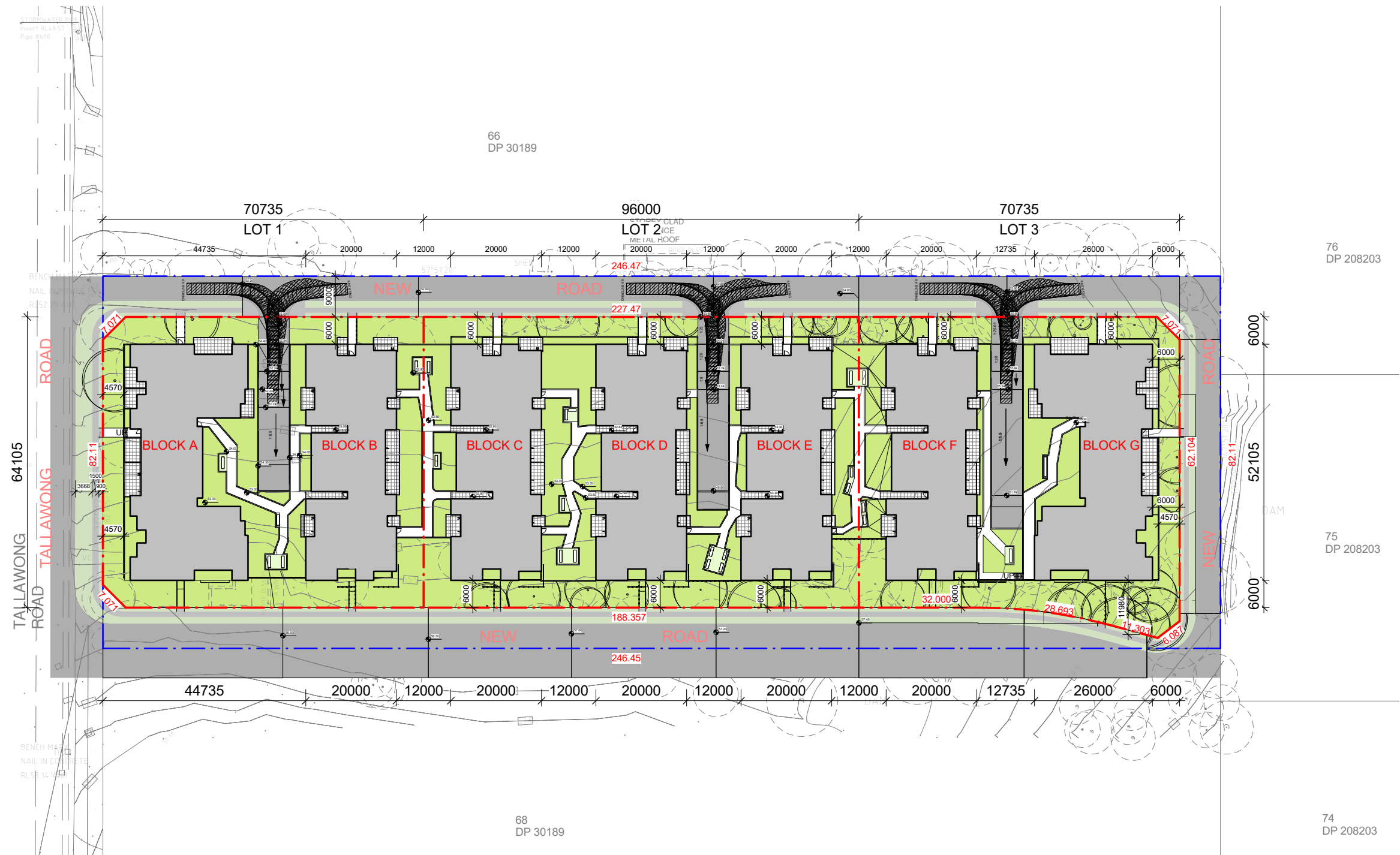
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08 / 75

ISSUE
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1 SITE PLAN
1 : 500 @ A1

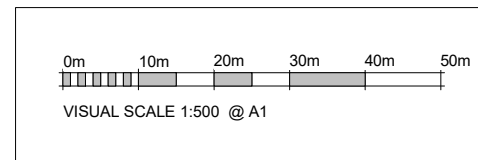
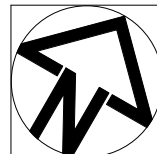
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SITE PLAN

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108/16-17

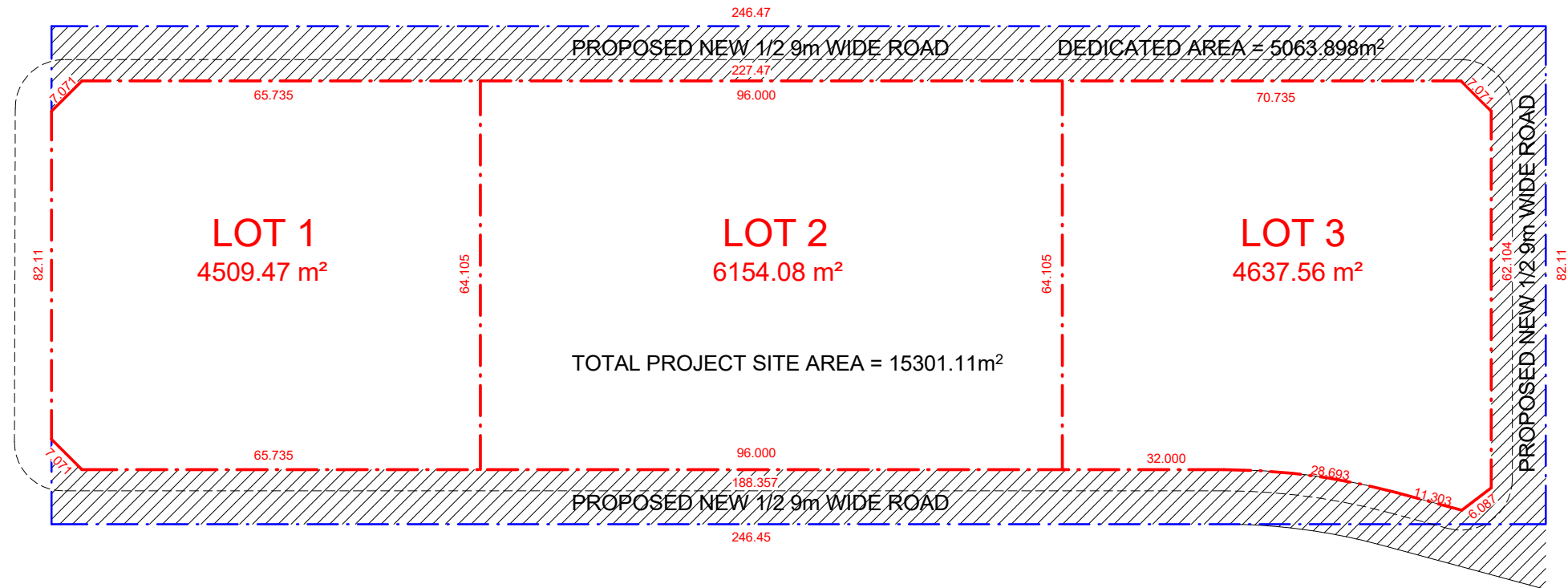
SCALE @

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09 / 75

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- EXISTING BOUNDARY
- NEW BOUNDARY
- KERB LINE
- DEDICATED AREA

1 SUBDIVISION / ROAD RESERVE PLAN 1 : 500 @ A1

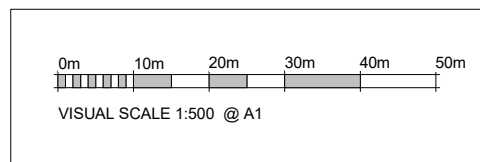
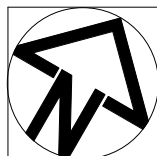
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SUBDIVISION / ROAD RESERVE PLAN

DAT
14/06/2019

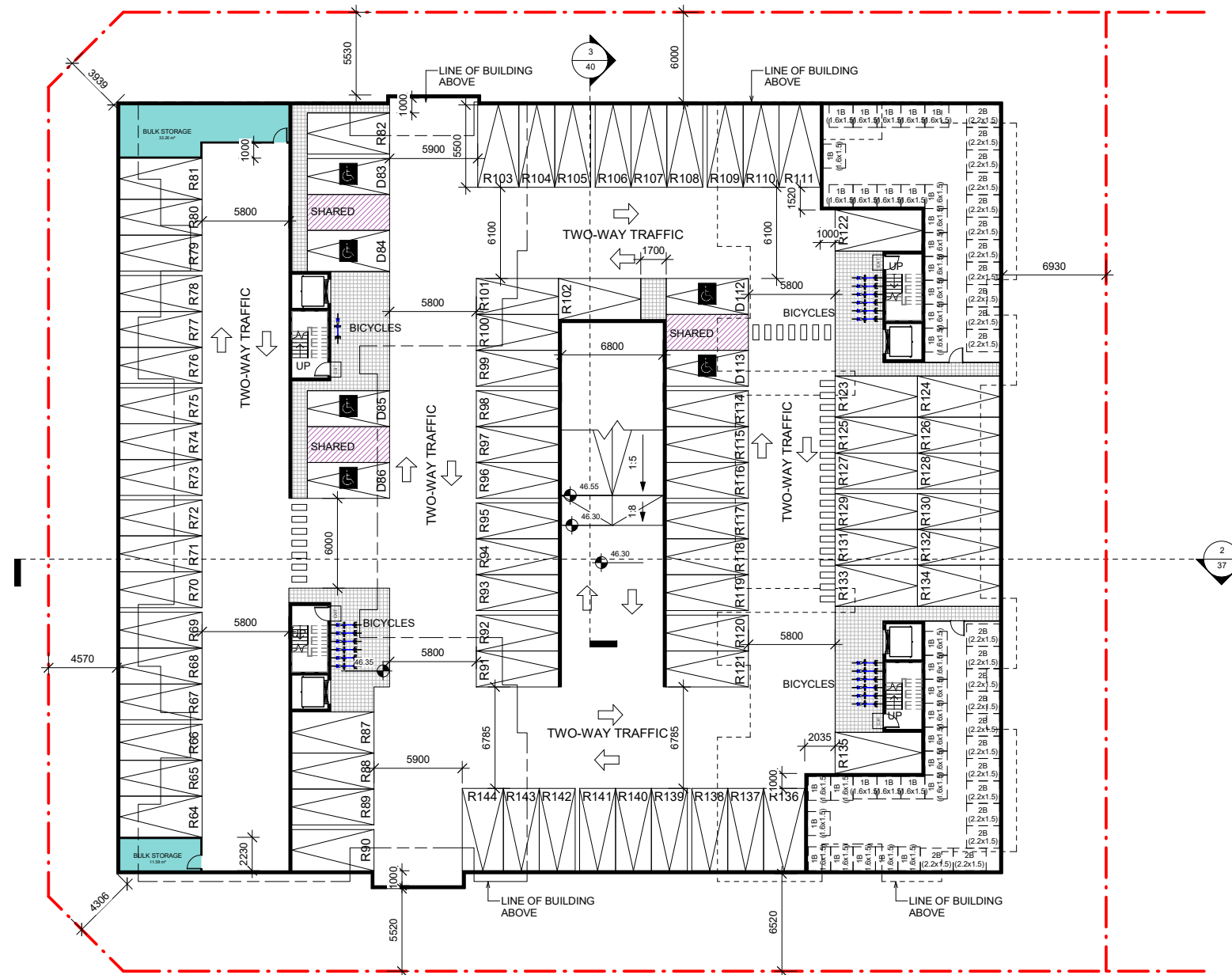
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10 / 75

DRAW
ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

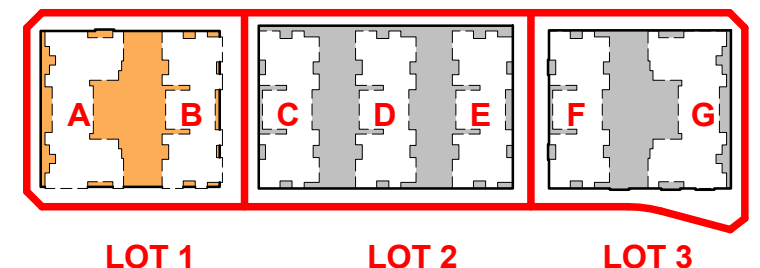
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 BLOCK A-E BFL 2 I/II (A/B)
1 : 200 @ A1

KEY PLAN BASEMENT LOT 1



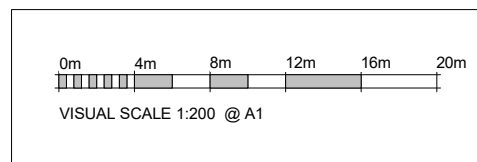
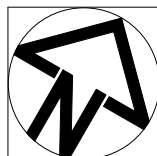
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A/B BASEMENT PLAN LEVEL 2

DAT
14/06/2019

PROJECT
108/16-17

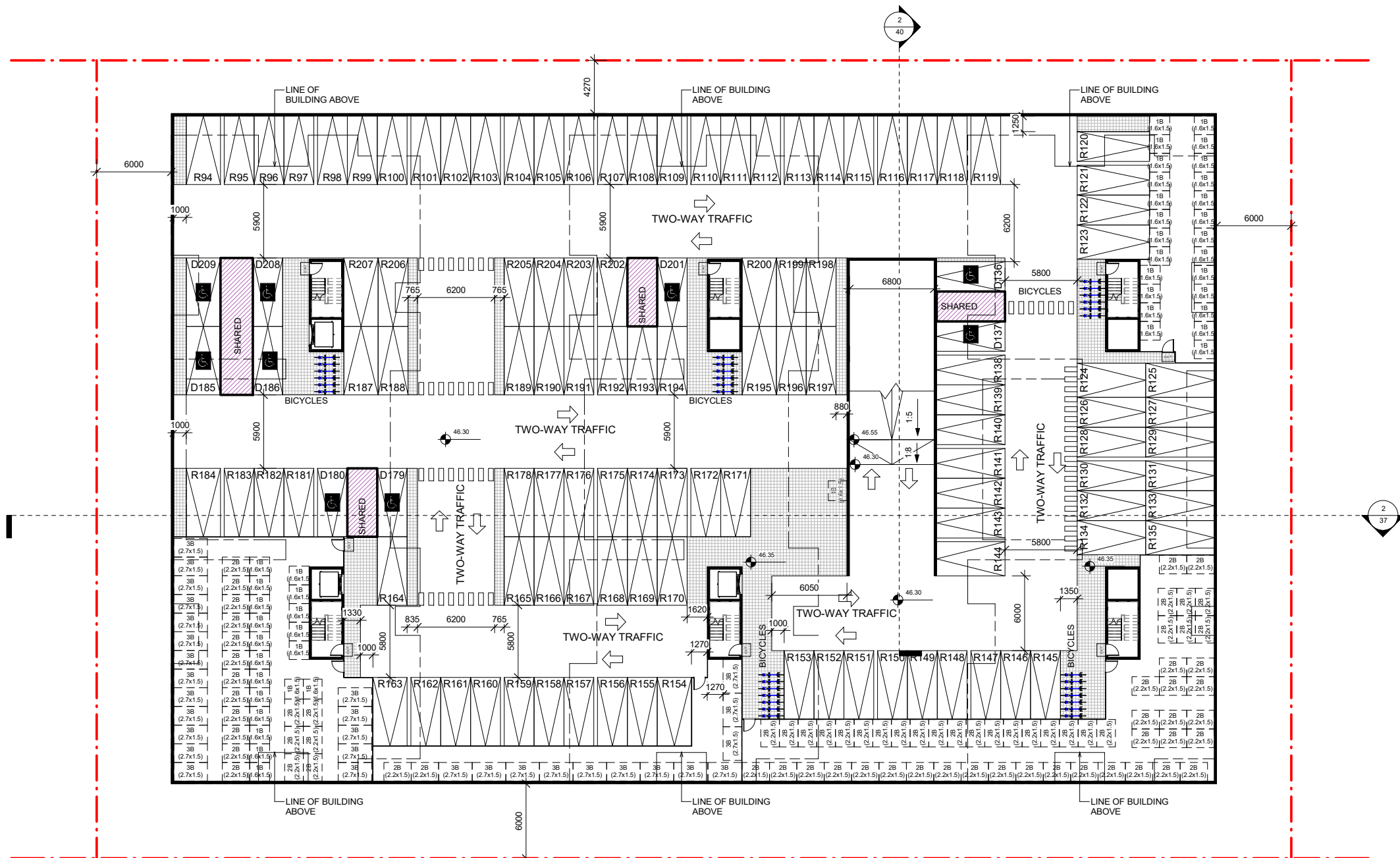
SCALE @
11 / 75

DRAW
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

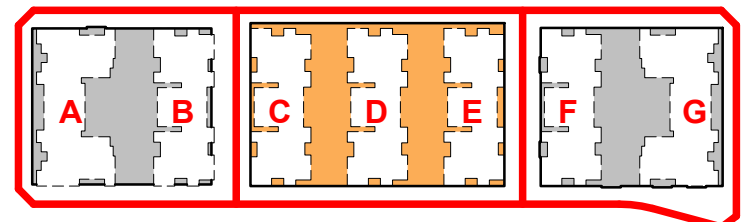
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 BLOCK A-E BFL 2 I/II (C/D/E)
1:200 @ A1

KEY PLAN BASEMENT LOT 2

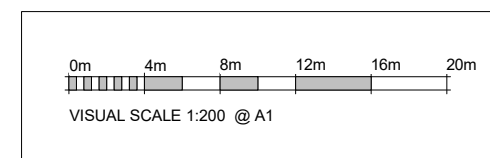
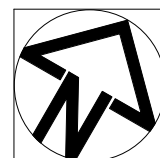


LOT 1

LOT 2

LOT 3

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C/D/E BASEMENT PLAN LEVEL 2

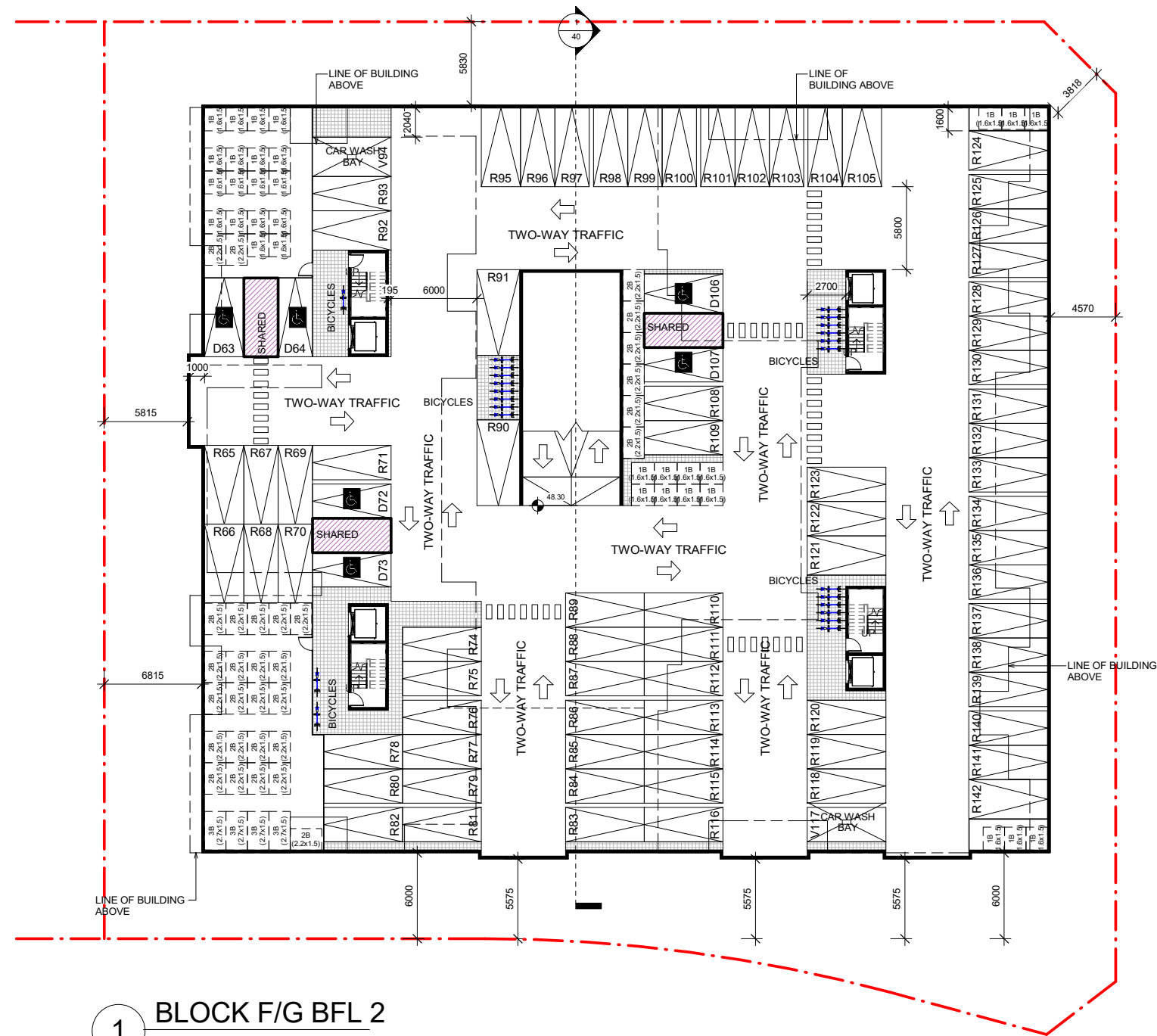
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 12 / 75 ISSUE F

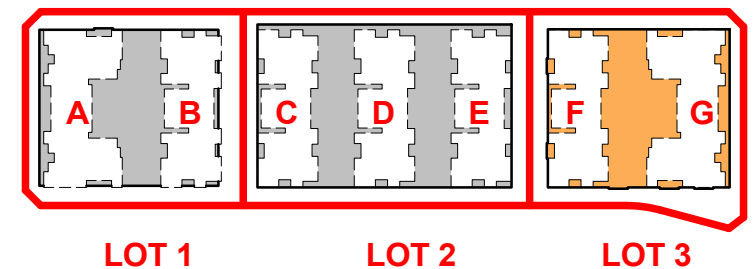
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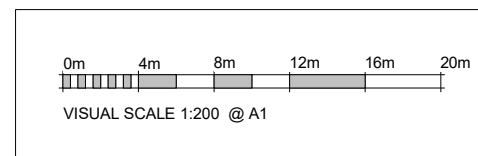
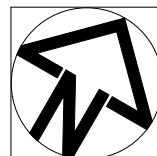
1 BLOCK F/G BFL 2
1:200 @ A1

KEY PLAN BASEMENT LOT 3



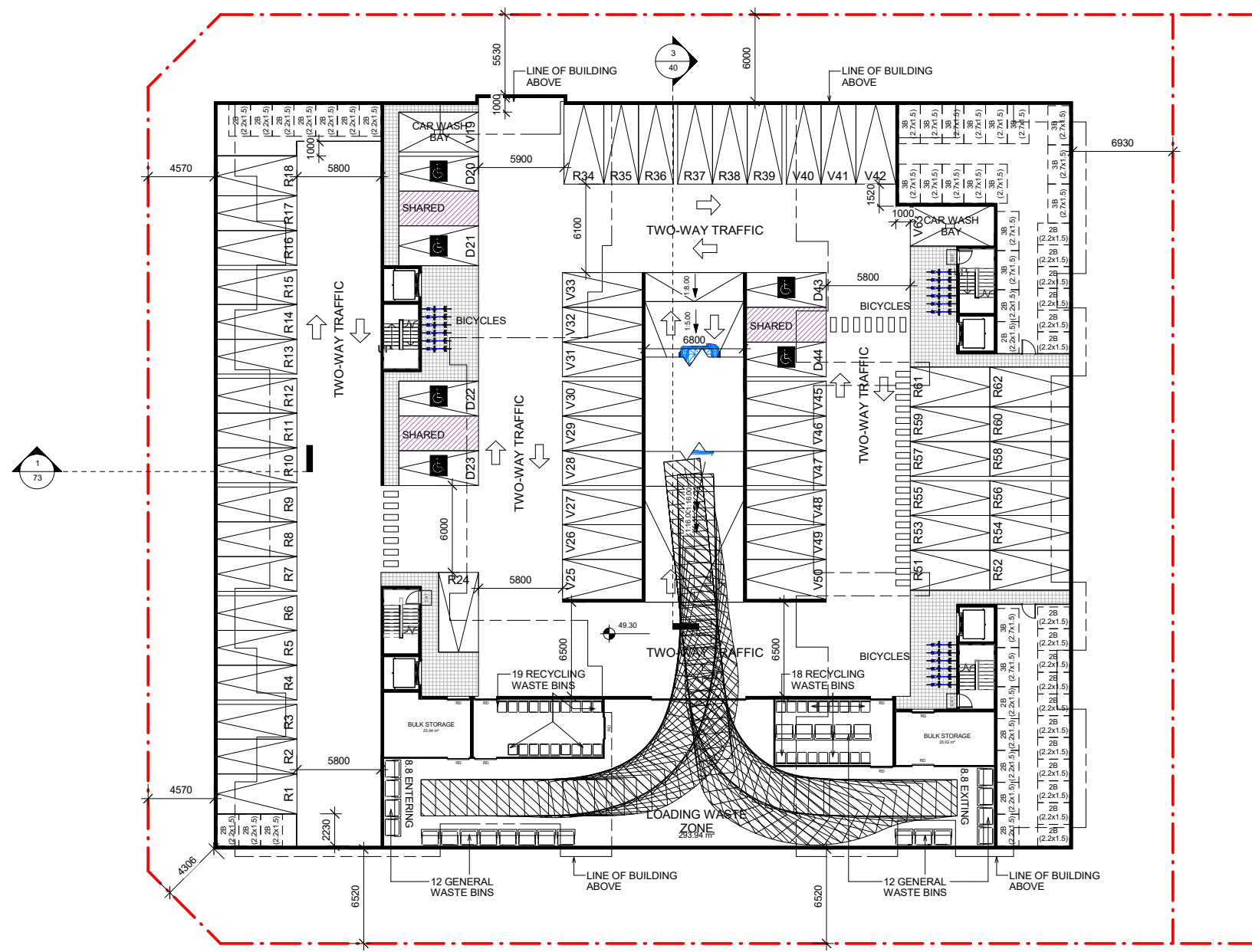
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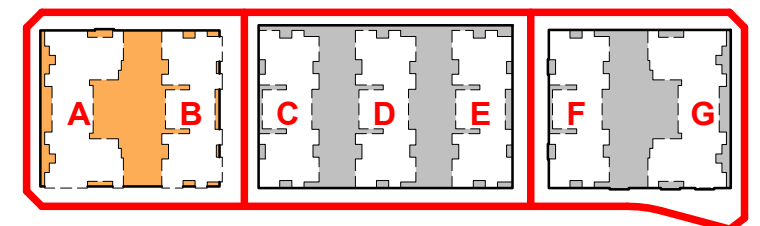
CLIENT HBL DEVELOPMENTS P/L	PROJECT PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL	JS Architects Pty Ltd Suite 4.04, Level 4, No. 5 Celebration Drive Bella Vista ~ NSW 2153 Australia T : +61 2 8814-6991 FAX: 61 2 8814-6992 M : +61 412 06 06 04 E : info@jsarchitects.com.au W : www.jsarchitects.com.au ABN 70 119 946 575 Nominated Architect: Saymon Ochudzawa (RAA)
DRAWING F/G BASEMENT PLAN LEVEL 2		
DATE 14/06/2019	SCALE @ DRAWING 13 / 75	ISSUE F
PROJECT 108/16-17		





1 BLOCK A-E BFL I/II (A/B)
1 : 200 @ A1

KEY PLAN BASEMENT LOT 1



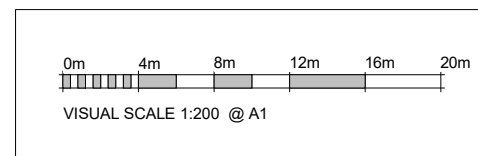
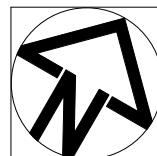
LOT 1

LOT 2

LOT 3

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DRAWING
A/B BASEMENT PLAN LEVEL 1

DAT
14/06/2019

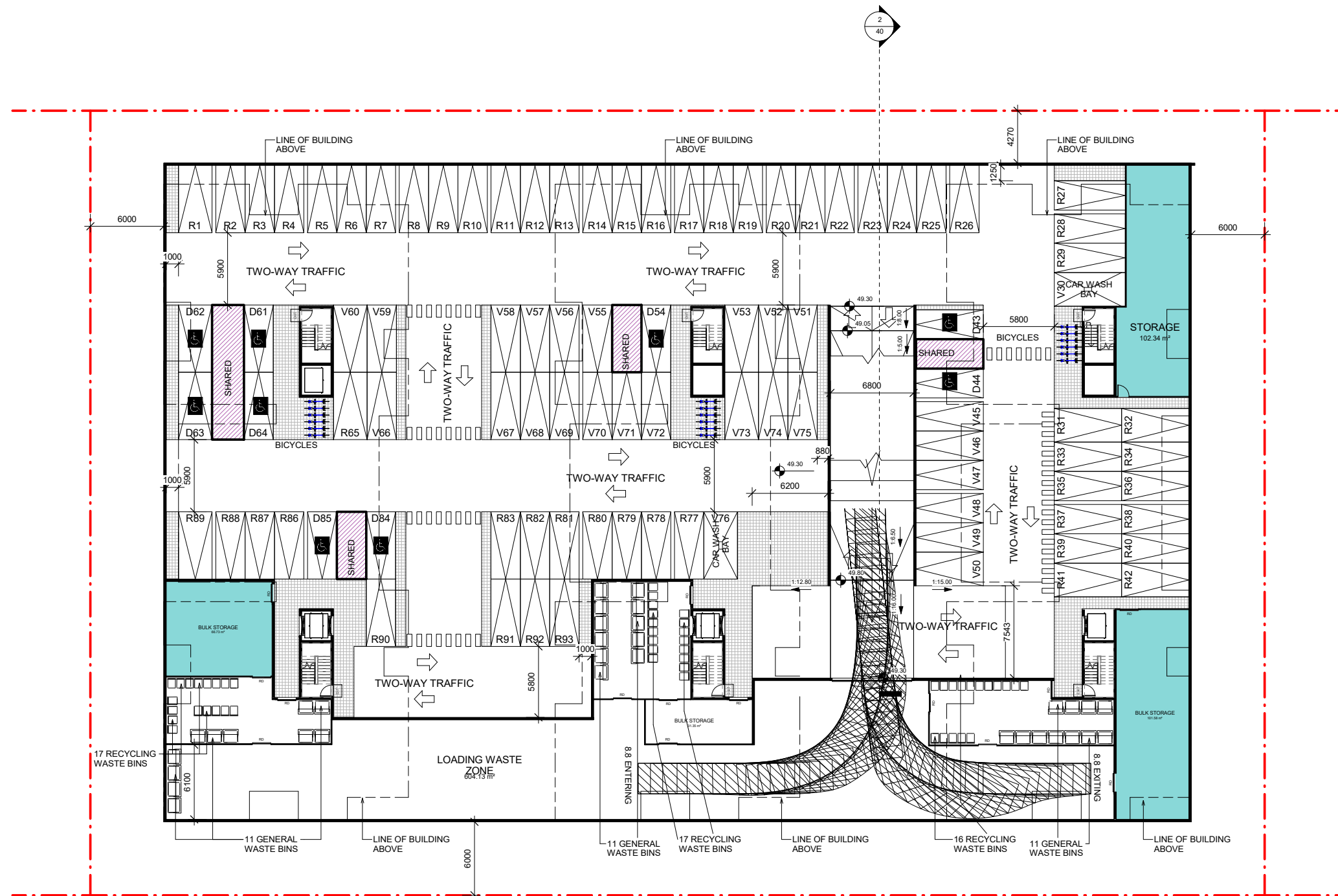
SCALE @
DRAWING
14 / 75

DRAW
ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

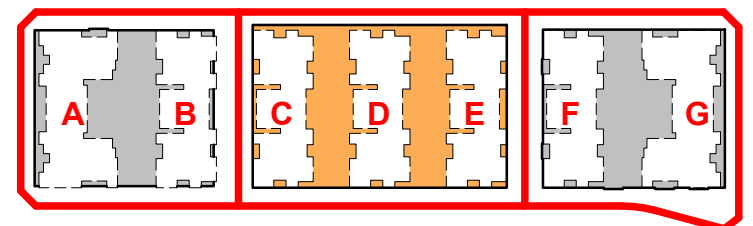
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M : 61 412 06 06 04
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 BLOCK A-E BFL I/II (C/D/E)
1 : 200 @ A1

KEY PLAN BASEMENT LOT 2



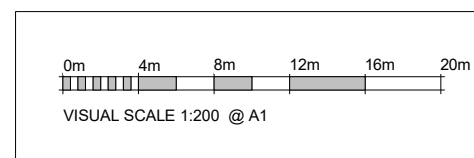
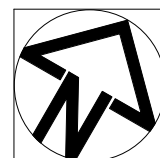
LOT 1

LOT 2

LOT 3

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
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D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	

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DRAWING
C/D/E BASEMENT PLAN LEVEL 1

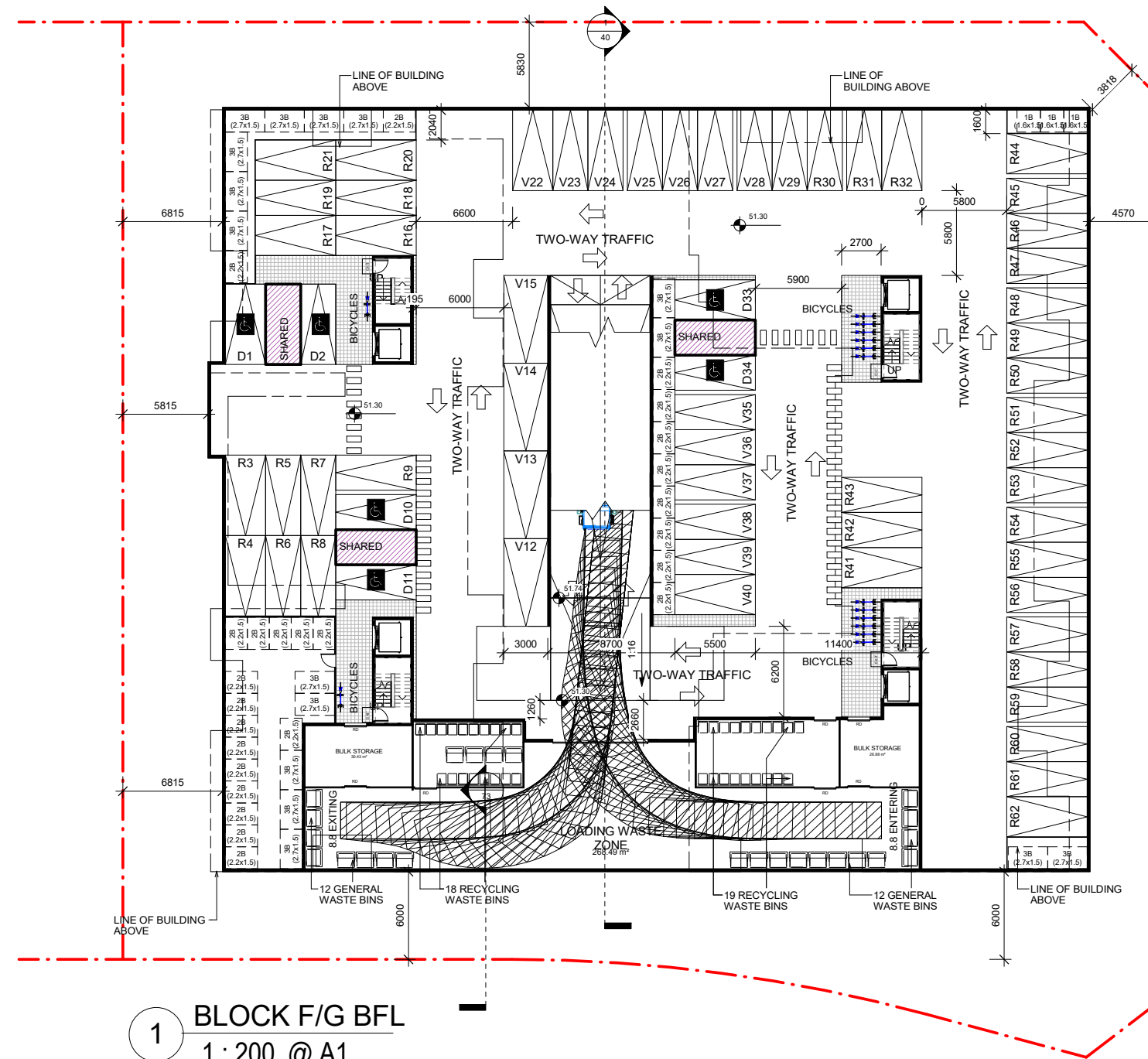
DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 15 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

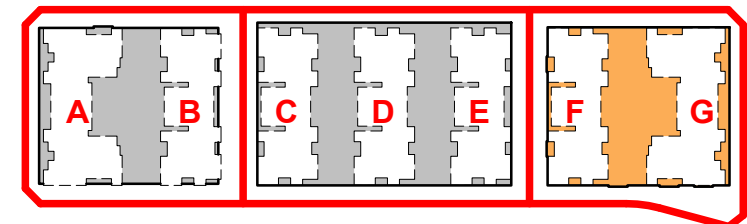
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 BLOCK F/G BFL
1:200 @ A1

KEY PLAN BASEMENT LOT 3



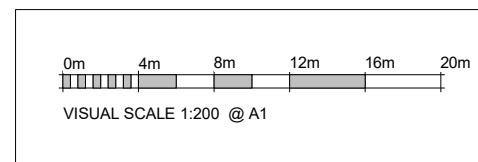
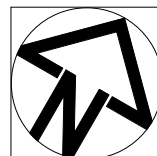
LOT 1

LOT 2

LOT 3

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DRAWING
F/G BASEMENT PLAN LEVEL 1

DAT 14/06/2019 SCALE @ DRAWING 16 / 75

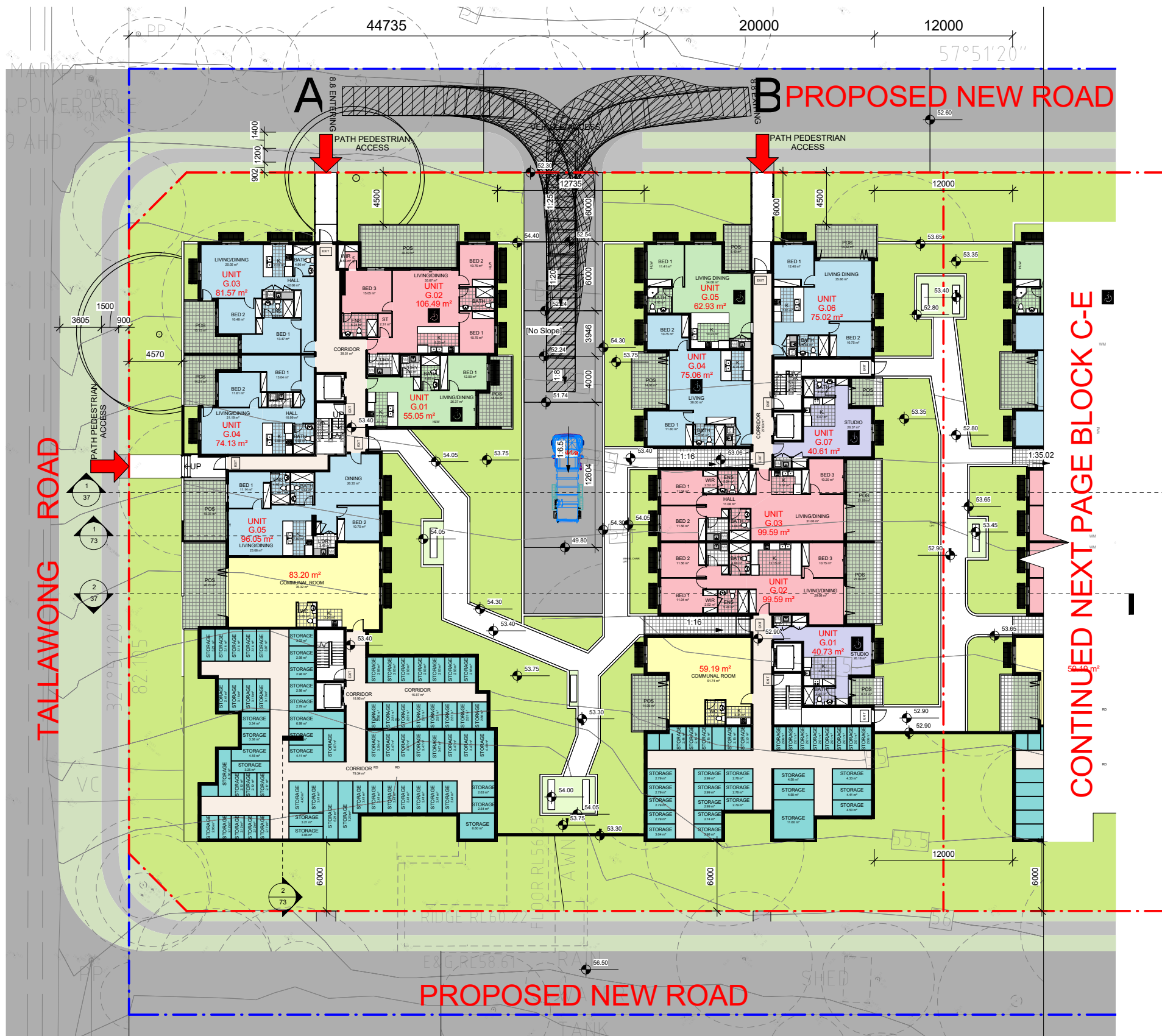
PROJECT 108/16-17

ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

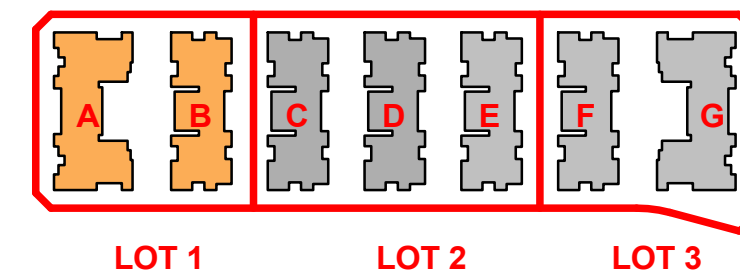
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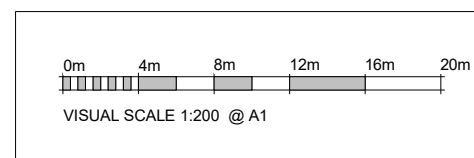
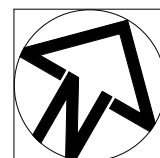
- ROOM TYPE**
- STUDIO
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - COMMUNAL SPACE
 - BOUNDARY

KEY PLAN LOT 1



1 GROUND FLOOR PLAN - LOT 1 - BLOCKS A B
1:200 @ A1

AMENDMENT	ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	THIS DRAWING ISSUE HAS BEEN REVIEWED BY
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C	AS PER COUNCIL E-MAIL 06.06.2018	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	16/02/18	
D	ADJUSTMENT OF ROAD R/L	ADJUSTMENT OF ROAD R/L	SO	SO	13/09/18	
E	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	14/09/19	
F					03/04/20	



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DRAWING
GROUND FLOOR PLAN - LOT 1 - BLOCK A B

DAT
14/06/2019

PROJECT
108/16-17

SCALE @
DRAW

DRAWING
17 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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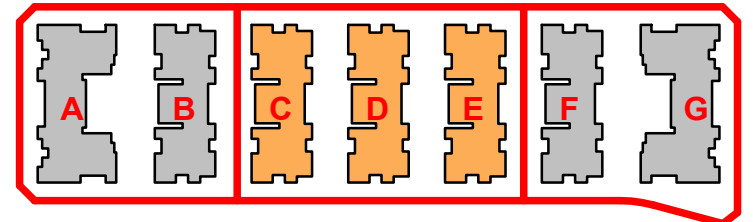
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- ROOM TYPE**
- STUDIO
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - COMMUNAL SPACE
 - BOUNDARY

CONTINUED NEXT PAGE BLOCK F-G

KEY PLAN LOT 2



LOT 1

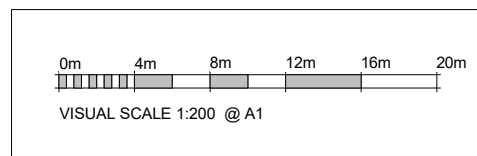
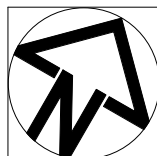
LOT 2

LOT 3

1 GROUND FLOOR PLAN - LOT 2 - BLOCKS C D E
1:200 @ A1

AMENDMENT				THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	
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C	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO	
D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	
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DRAWING
GROUND FLOOR PLAN - LOT 2 - BLOCK C D E

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 18 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
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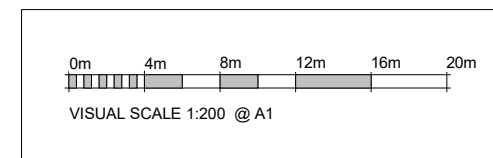
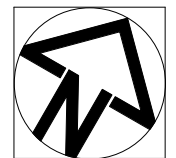


- ROOM TYPE**
- STUDIO
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - COMMUNAL SPACE
 - BOUNDARY

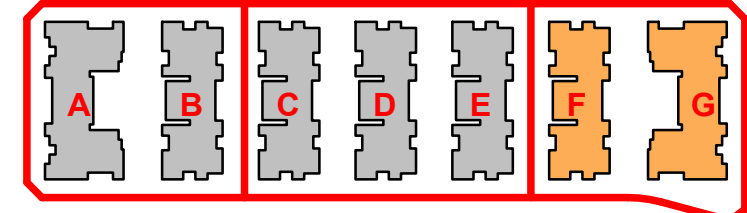
1 GROUND FLOOR PLAN - LOT 3 - BLOCKS F G
1: 200 @ A1

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KEY PLAN LOT 3



LOT 1

LOT 2

LOT 3

CLIENT
HBL DEVELOPMENTS P/L

DRAWING
GROUND FLOOR PLAN - LOT 3 - BLOCK F G

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 19 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)

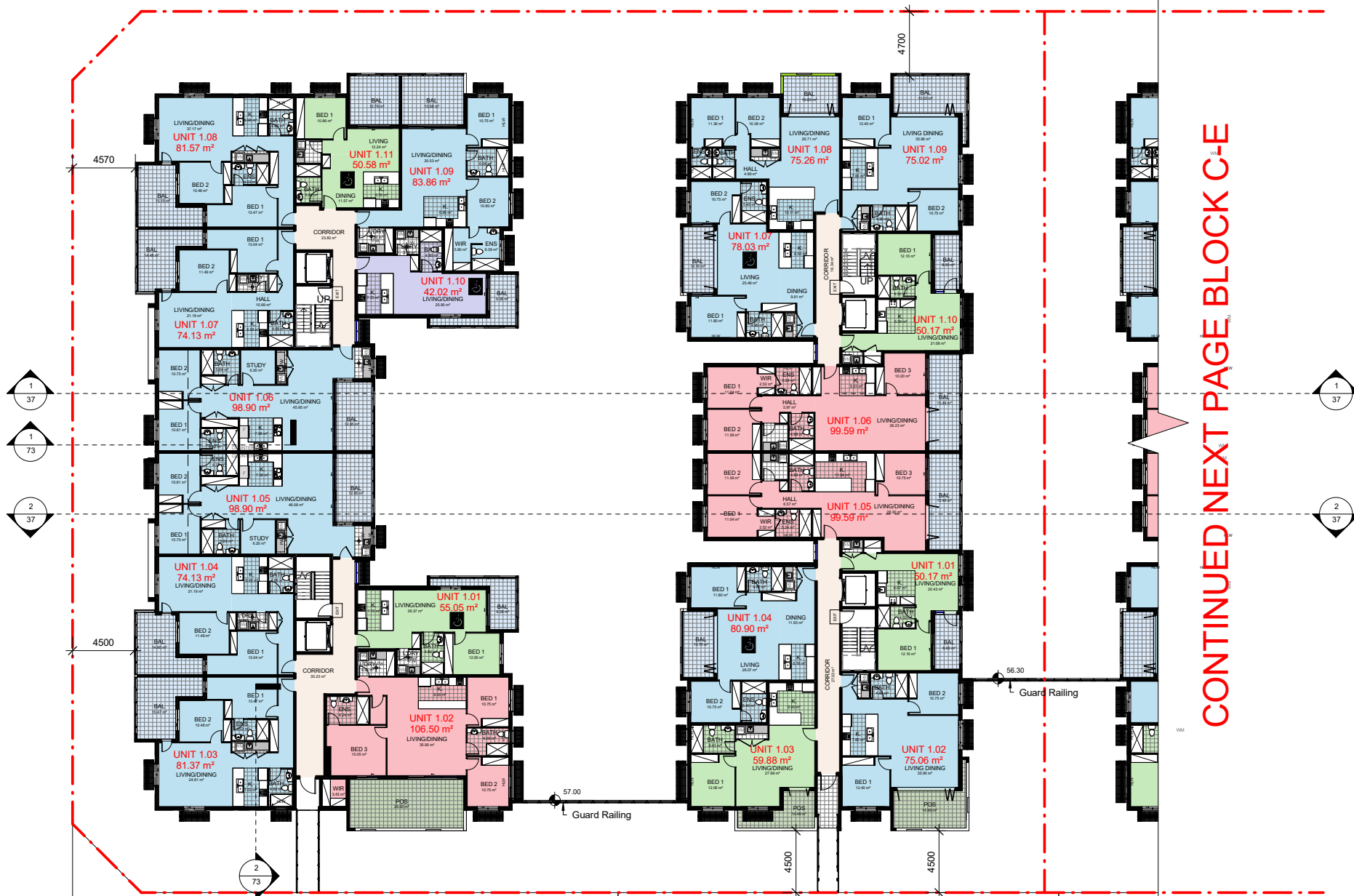


A

B

ROOM TYPE

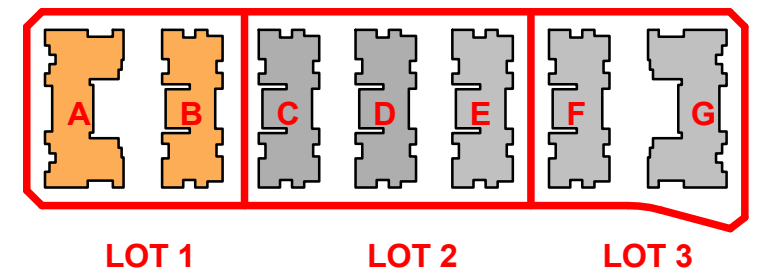
- STUDIO
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- COMMUNAL SPACE
- BOUNDARY



CONTINUED NEXT PAGE BLOCK C-E

1 LEVEL 1 FLOOR PLAN - LOT 1 - BLOCK A B
1:200 @ A1

KEY PLAN LOT 1



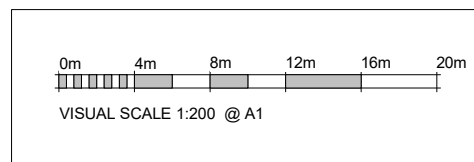
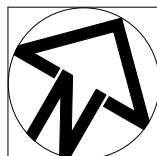
LOT 1

LOT 2

LOT 3

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DRAWING

LEVEL 1 FLOOR PLAN - LOT 1 - BLOCK A B

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 20 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



CONTINUED PREVIOUS PAGE BLOCK A-B

C

D

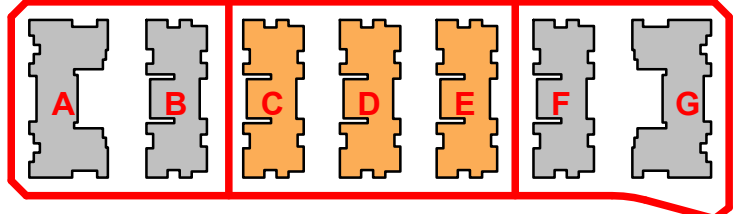
E

- ROOM TYPE**
- STUDIO
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - COMMUNAL SPACE
 - BOUNDARY

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1 LEVEL 1 FLOOR PLAN - LOT 2 - BLOCK C D E
1:200 @ A1

KEY PLAN LOT 2



LOT 1

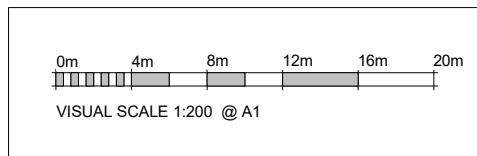
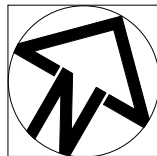
LOT 2

LOT 3

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DIRECTOR

PROJECT



CLIENT
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DRAWING
LEVEL 1 FLOOR PLAN - LOT 2 - BLOCK
C D E

DAT 14/06/2019 SCALE @ DRAW
PROJECT 108/16-17 DRAWING 21 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
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W www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



G

 **BOUNDARY**

CONTINUED PREVIOUS PAGE BLOCK C-E

Guard Railing

58.04

Guard Railing

4700

4700

1 37

2 37

3 73

1 37

2 37

4 73

UNIT 1.01: 80.17 m² LIVING DINING

UNIT 1.02: 75.06 m² LIVING DINING

UNIT 1.03: 59.88 m² LIVING DINING

UNIT 1.04: 80.90 m² LIVING DINING

UNIT 1.05: 99.59 m² LIVING DINING

UNIT 1.06: 99.59 m² LIVING DINING

UNIT 1.07: 78.03 m² LIVING

UNIT 1.08: 75.26 m² LIVING DINING

UNIT 1.09: 81.87 m² LIVING DINING

UNIT 1.10: 41.80 m² LIVING DINING

UNIT 1.11: 50.58 m² LIVING DINING

UNIT 1.01: 80.17 m² LIVING DINING

UNIT 1.02: 101.39 m² LIVING DINING

UNIT 1.03: 81.57 m² LIVING DINING

UNIT 1.04: 75.00 m² LIVING DINING

UNIT 1.05: 98.91 m² LIVING DINING

UNIT 1.06: 98.91 m² LIVING DINING

UNIT 1.07: 75.00 m² LIVING DINING

UNIT 1.08: 81.57 m² LIVING DINING

UNIT 1.09: 81.87 m² LIVING DINING

UNIT 1.10: 41.80 m² LIVING DINING

UNIT 1.11: 50.58 m² LIVING DINING

LOT 3



1 LEVEL 1 FLOOR PLAN - LOT 3 - BLOCK F G
1:200 @ A1

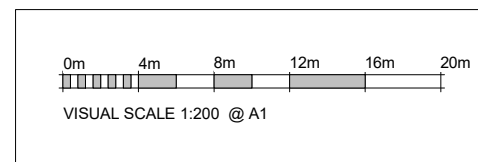
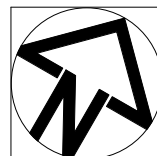
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C	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO 16/02/18
D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO 13/09/18
E	ADJUSTMENT OF ROAD R.L	SO	SO 14/06/19
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO 03/04/20

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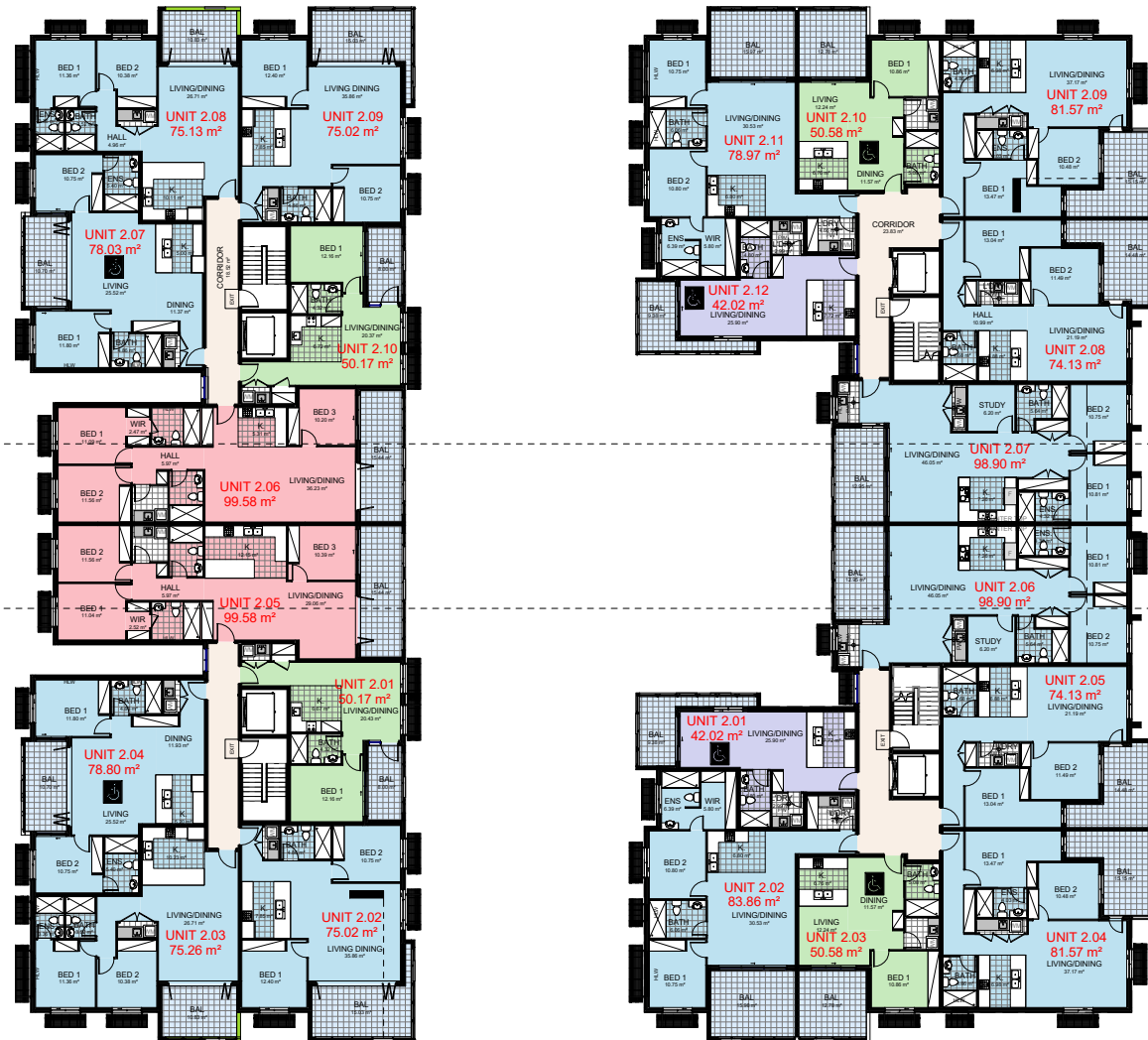
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REVIEWED BY

DIRECTOR

PROJECT



CONTINUED PREVIOUS PAGE BLOCK C-E



ROOM TYPE

- STUDIO
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- COMMUNAL SPACE
- BOUNDARY

1 LEVEL 2-3 FLOOR PLAN - LOT 3 - BLOCK F G
1:200 @ A1

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
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C	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO	16/02/18	
D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	PROJECT

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DRAWING

LEVEL 2-3 FLOOR PLAN - LOT 3 -
BLOCK F G

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 25 / 75 ISSUE F

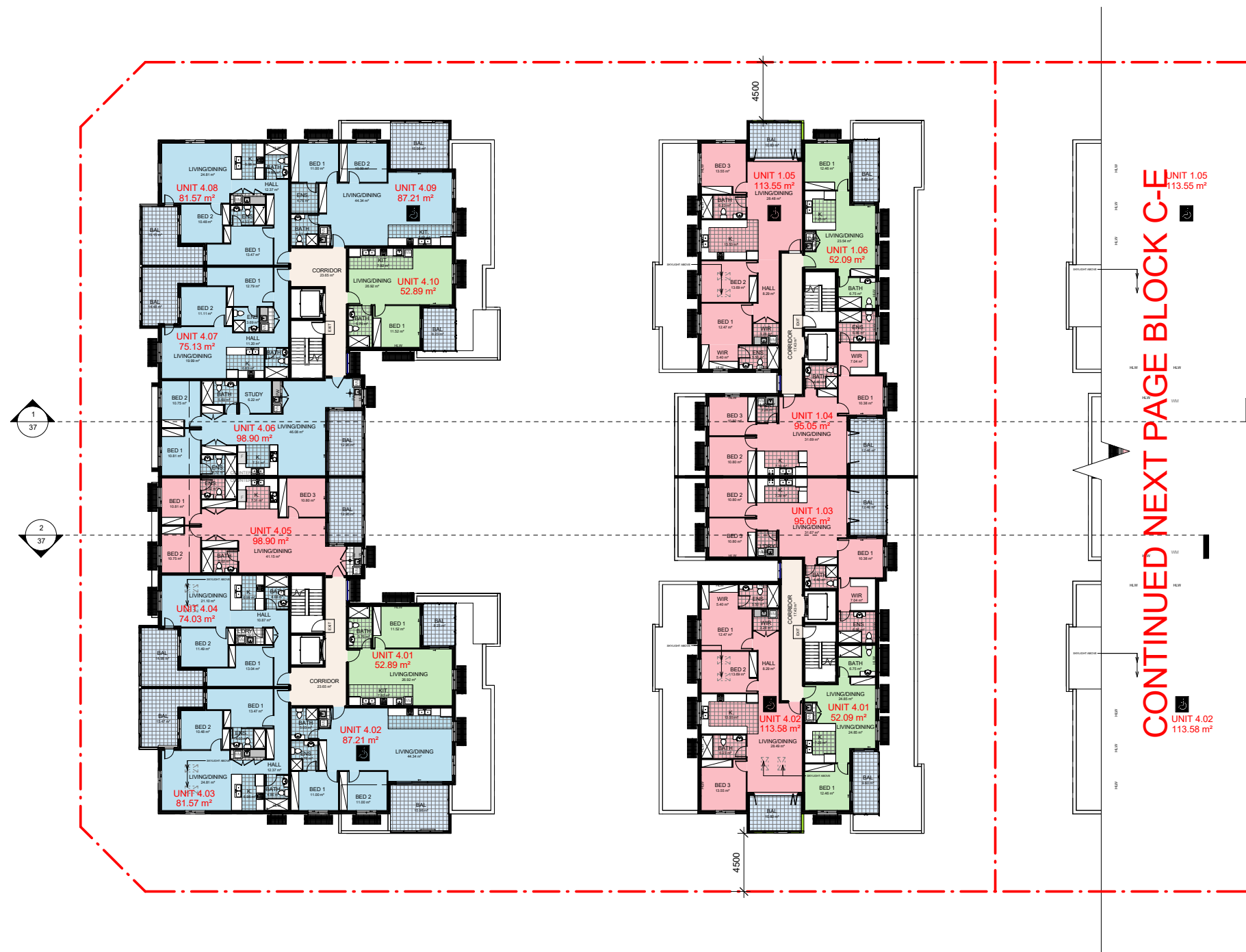
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)

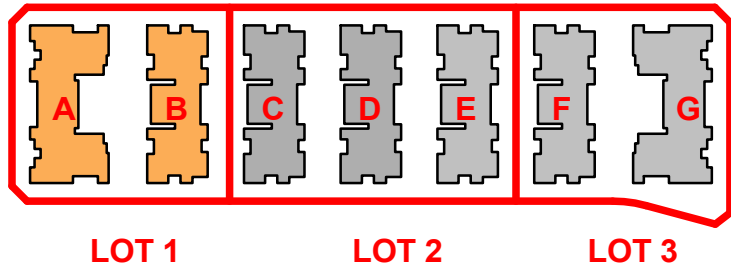


ROOM TYPE

- STUDIO
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- COMMUNAL SPACE
- BOUNDARY



KEY PLAN LOT 1



LOT 1

LOT 2

LOT 3

1 LEVEL 4 FLOOR PLAN - LOT 1 - BLOCK A B 1 : 200 @ A1

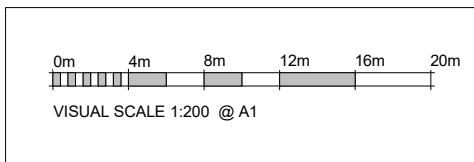
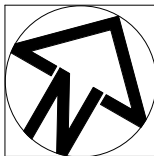
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LEVEL 4 FLOOR PLAN - LOT 1 - BLOCK A B

DAT 14/06/2019 SCALE @ DRAW

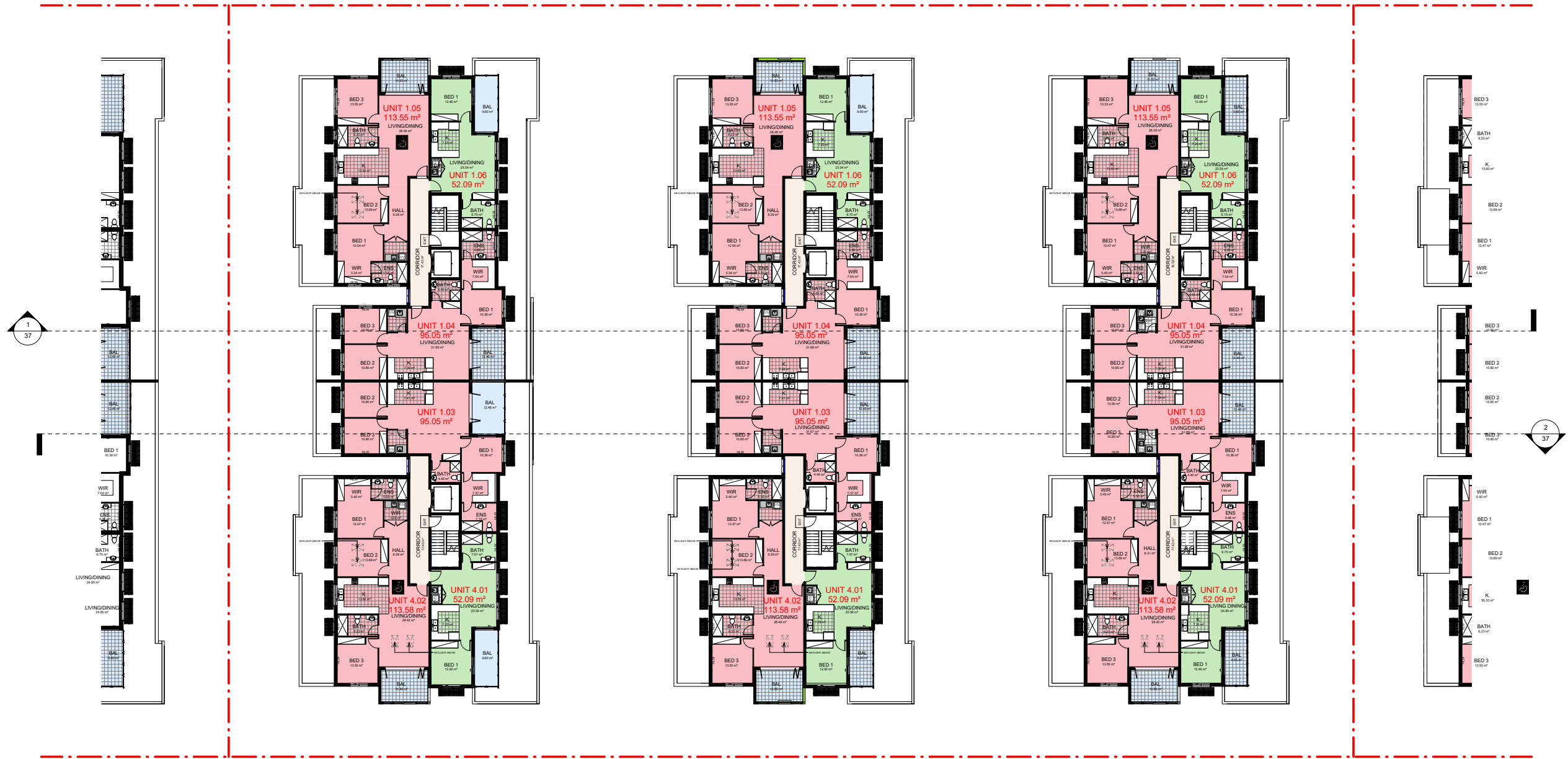
PROJECT 108/16-17 DRAWING 26 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

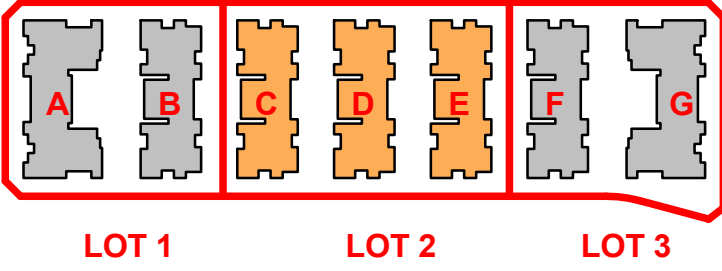
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



- ROOM TYPE**
- STUDIO
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - COMMUNAL SPACE
 - BOUNDARY

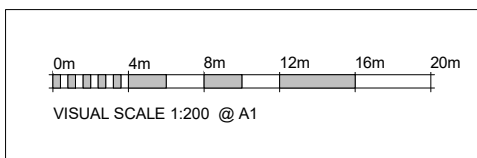
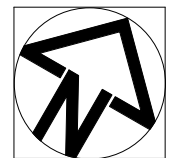


KEY PLAN LOT 2



1 LEVEL 4 FLOOR PLAN - LOT 2 - BLOCK C D E
1:200 @ A1

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DRAWING
LEVEL 4 FLOOR PLAN - LOT 2 - BLOCK C D E

DAT 14/06/2019
PROJECT 108/16-17

SCALE @
DRAW 27 / 75

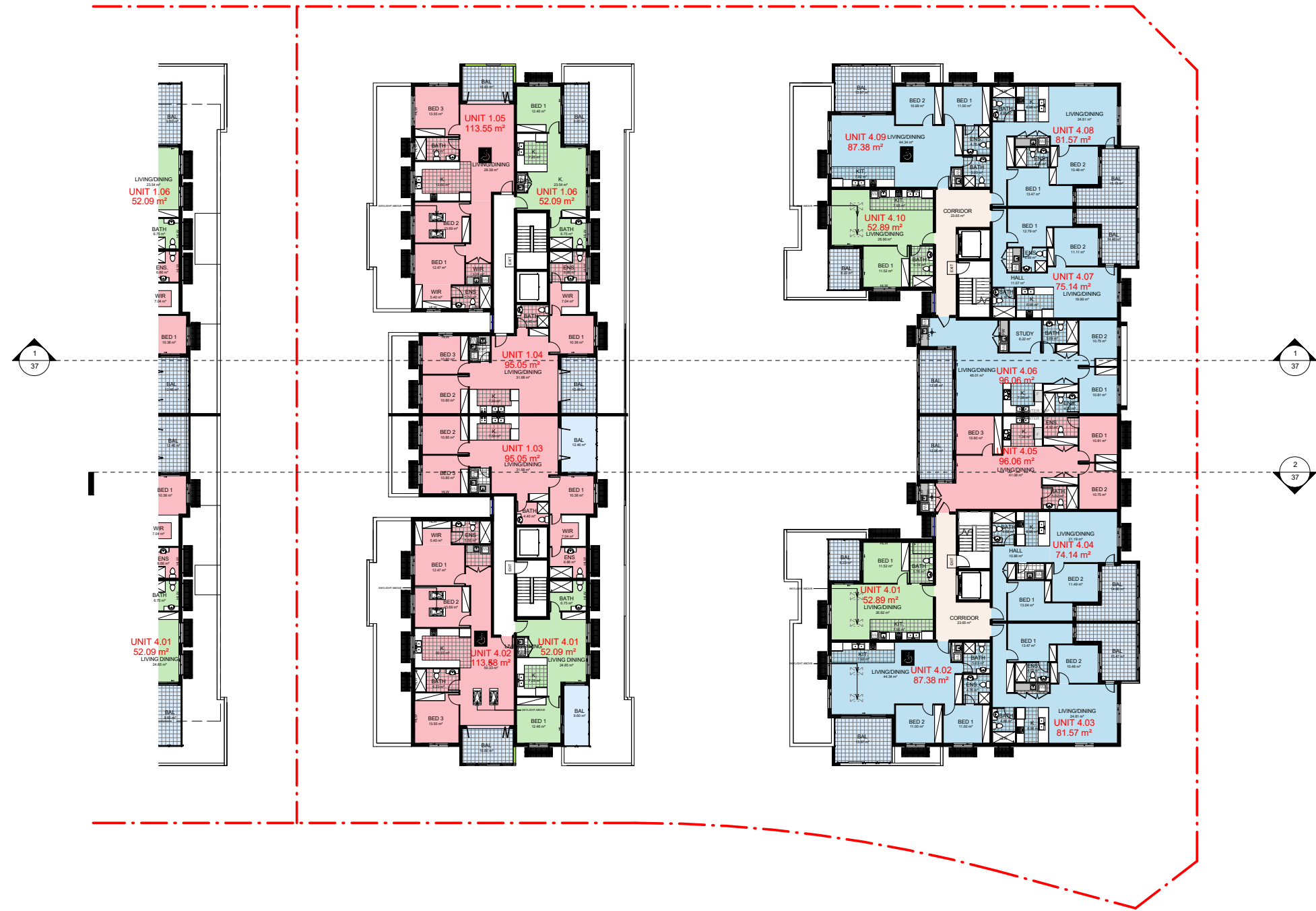
ISSUE
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PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

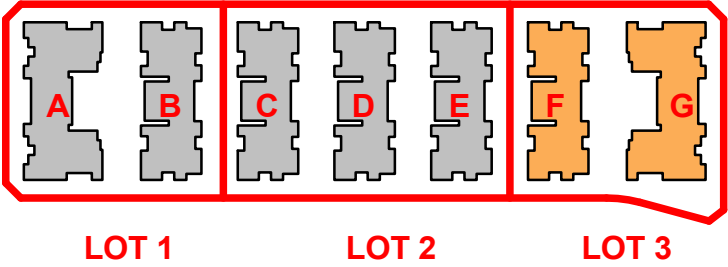
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ROOM TYPE

- STUDIO
1 BED UNIT
2 BED UNIT
3 BED UNIT
COMMUNAL SPACE
BOUNDARY



KEY PLAN LOT 3

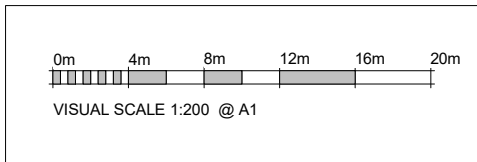
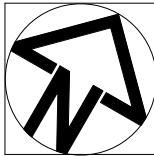


1 LEVEL 4 FLOOR PLAN - LOT 3 - BLOCK F G
1:200 @ A1

AMENDMENT				
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DRAWING
LEVEL 4 FLOOR PLAN - LOT 3 - BLOCK F G

DAT 14/06/2019
PROJECT 108/16-17

SCALE @
DRAWING 28 / 75

DRAW
ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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70735
LOT 1

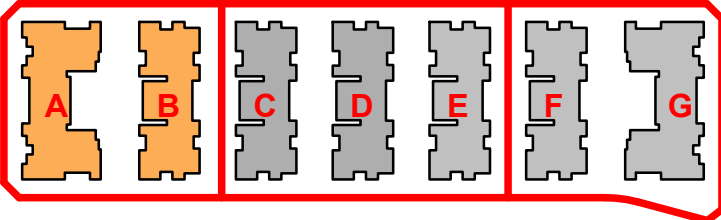
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1 ROOF TERRACE - LOT 1 - BLOCK A B
1:200 @ A1

KEY PLAN LOT 1

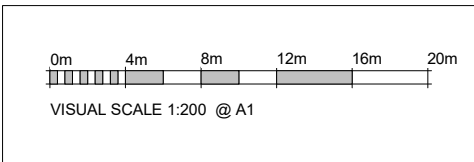


LOT 1

LOT 2

LOT 3

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DRAWING
ROOF TERRACE - LOT 1 - BLOCK A B

DAT
14/06/2019
PROJECT
108/16-17

SCALE @
DRAWING
29 / 75

DRAW
ISSUE
F

PROJEC
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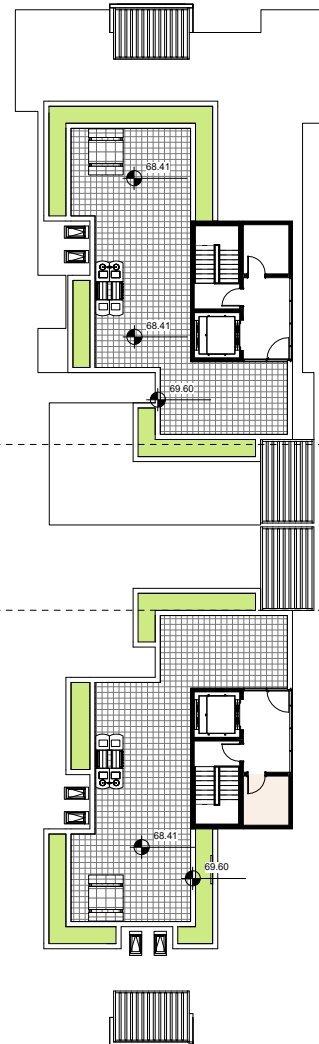
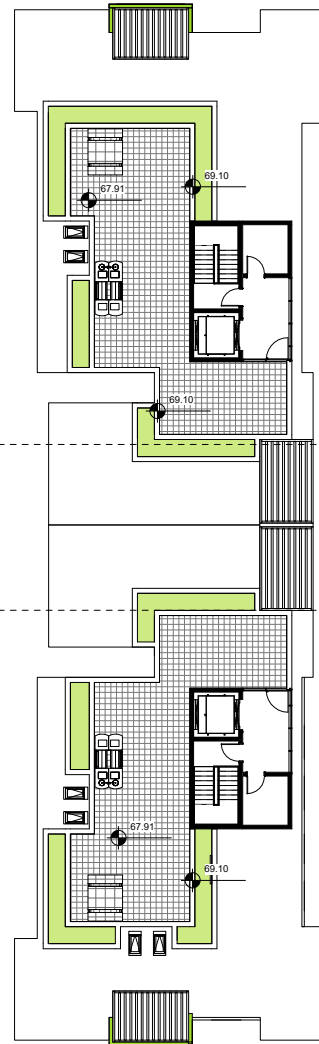
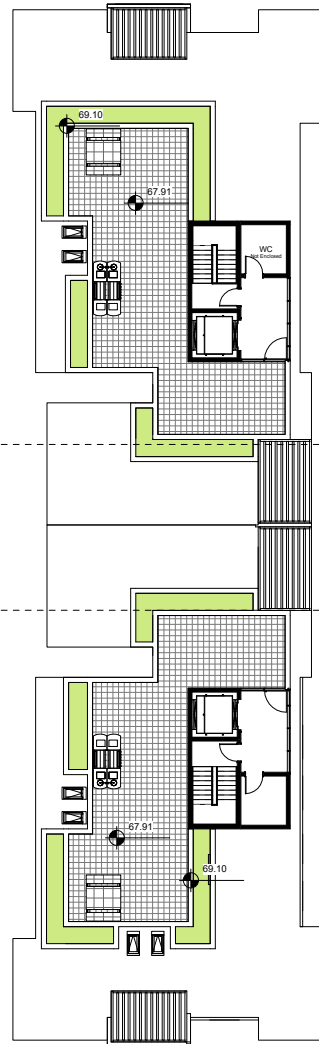
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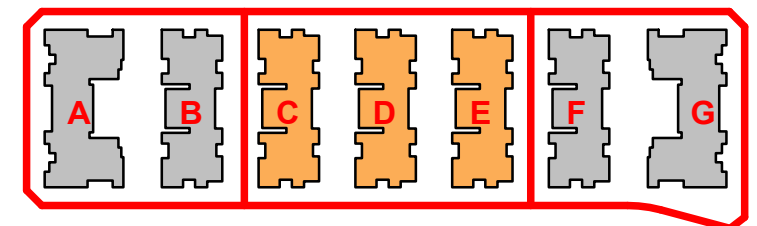
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KEY PLAN LOT 2



LOT 1

LOT 2

LOT 3

1

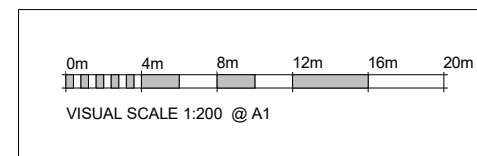
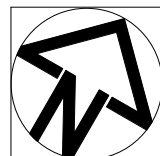
ROOF TERRACE - LOT 2 - BLOCK C D E
1 : 200 @ A1

AMENDMENT	ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
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ROOF TERRACE - LOT 2 - BLOCK C D E

DAT
14/06/2019

SCALE @

DRAW

PROJECT
108/16-17

DRAWING
30 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

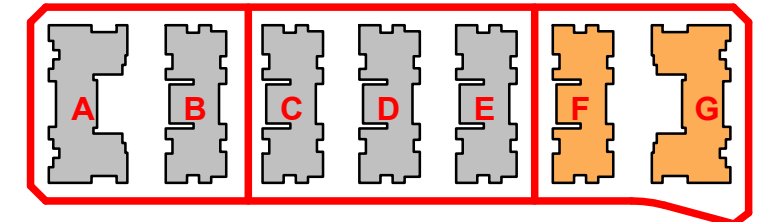
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Nominated Architect: Saymon Ochudzawa (RAA)





1 ROOF TERRACE - LOT 3 - BLOCK F G
1 : 200 @ A1

KEY PLAN LOT 3



LOT 1

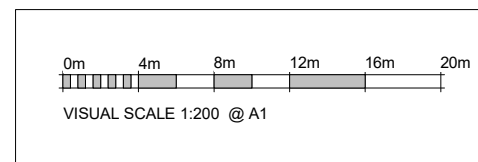
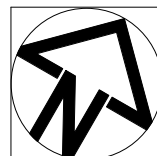
LOT 2

LOT 3

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ROOF TERRACE - LOT 3 - BLOCK F G

DAT
14/06/2019

PROJECT
108/16-17

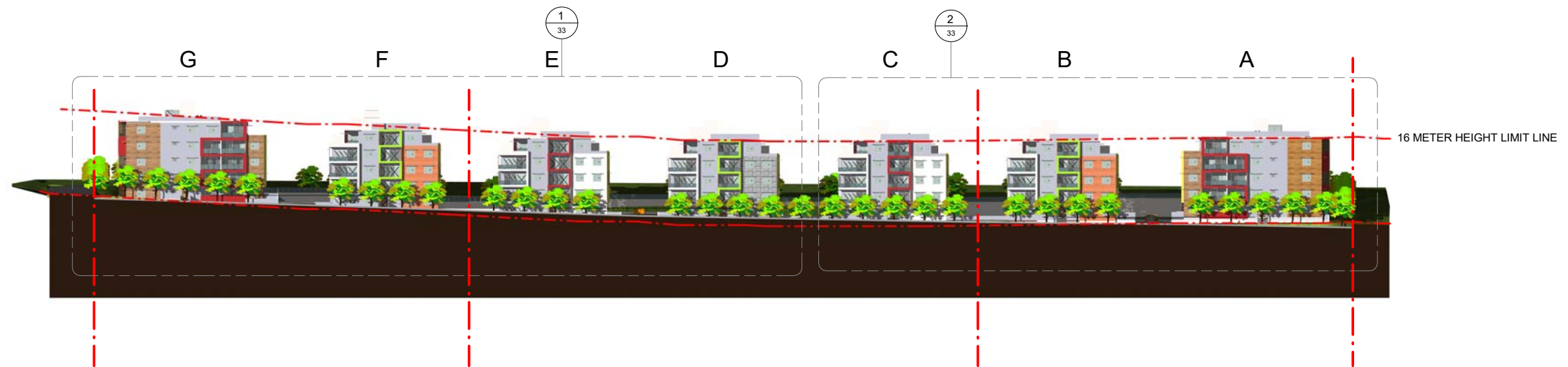
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DRAWING
31 / 75

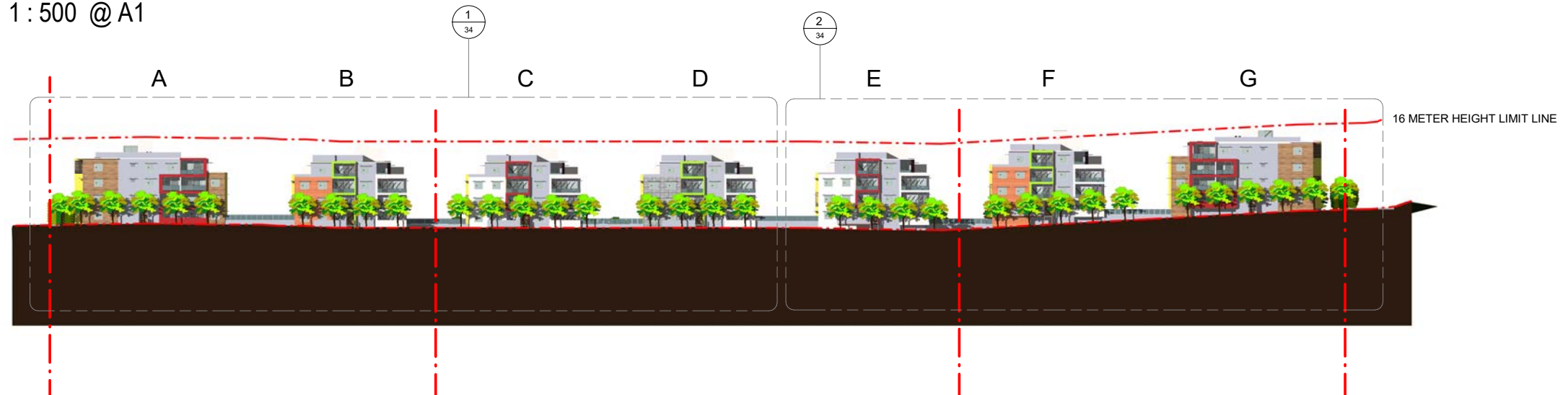
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 NORTH ELEVATION
1: 500 @ A1



2 SOUTH ELEVATION
1: 500 @ A1

AMENDMENT	ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
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0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A1

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DRAWING
ELEVATIONS

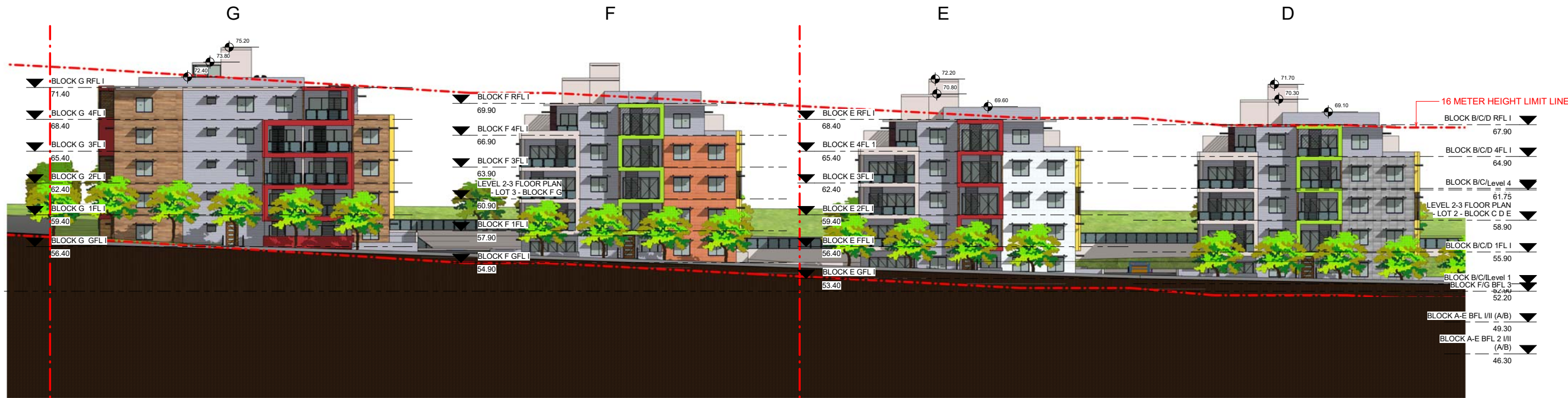
DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 32 / 75 ISSUE F

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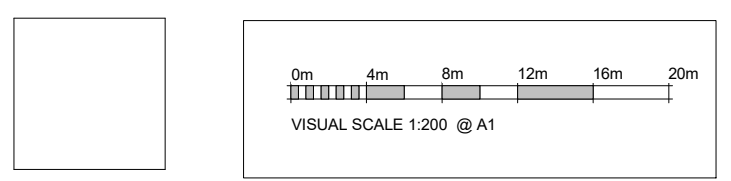


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1 : 200 @ A1



2 NORTH ELEVATION - 02
1 : 200 @ A1

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CLIENT
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DRAWING
ELEVATIONS

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14/06/2019

PROJECT
108/16-17

SCALE @
33 / 75

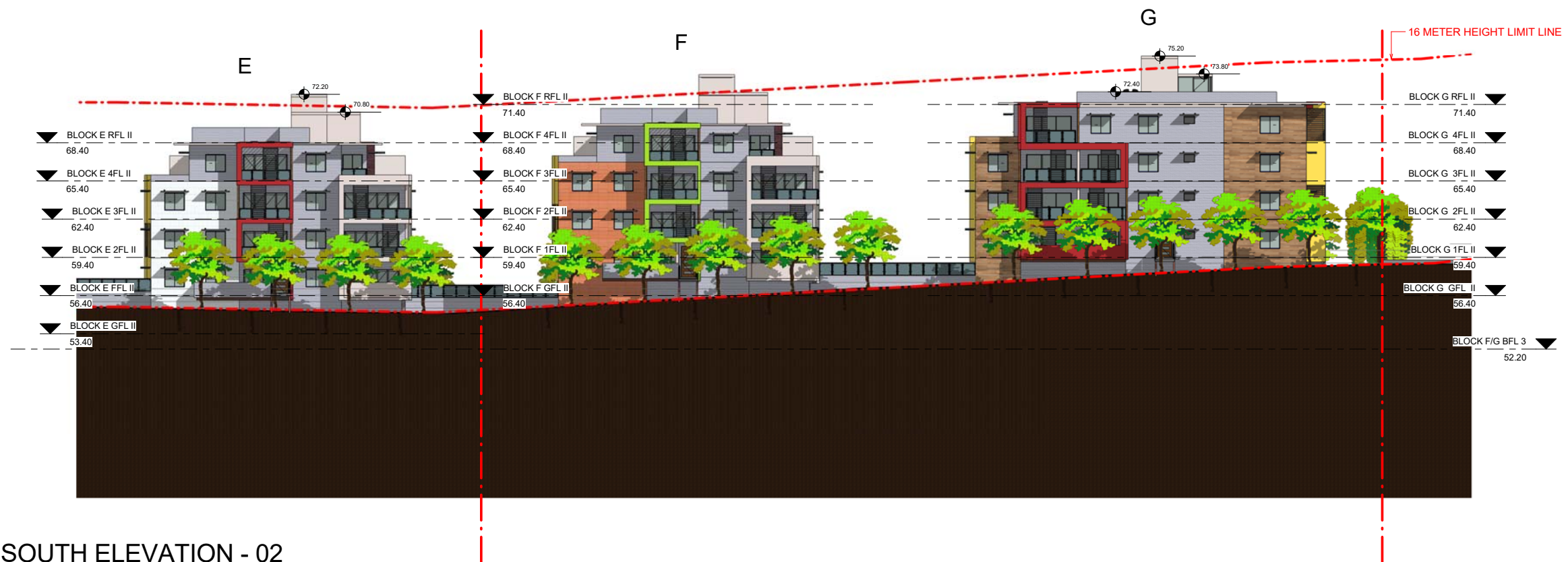
DRAW
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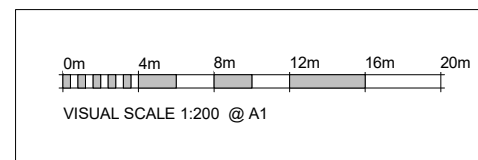
1 SOUTH ELEVATION - 01
1 : 200 @ A1



2 SOUTH ELEVATION - 02
1 : 200 @ A1

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DRAWING
ELEVATIONS

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PROJECT
108/16-17
SCALE @
DRAW
34 / 75
ISSUE
F

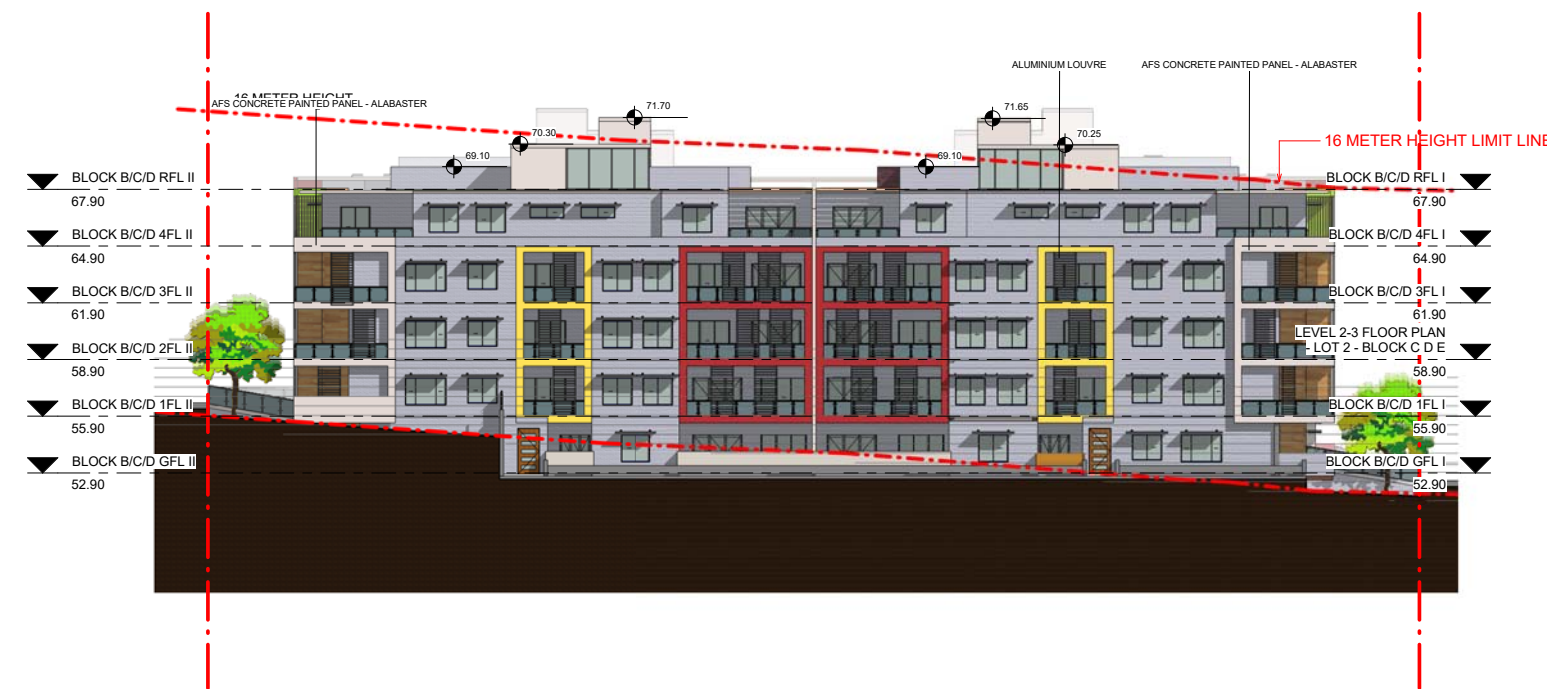
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





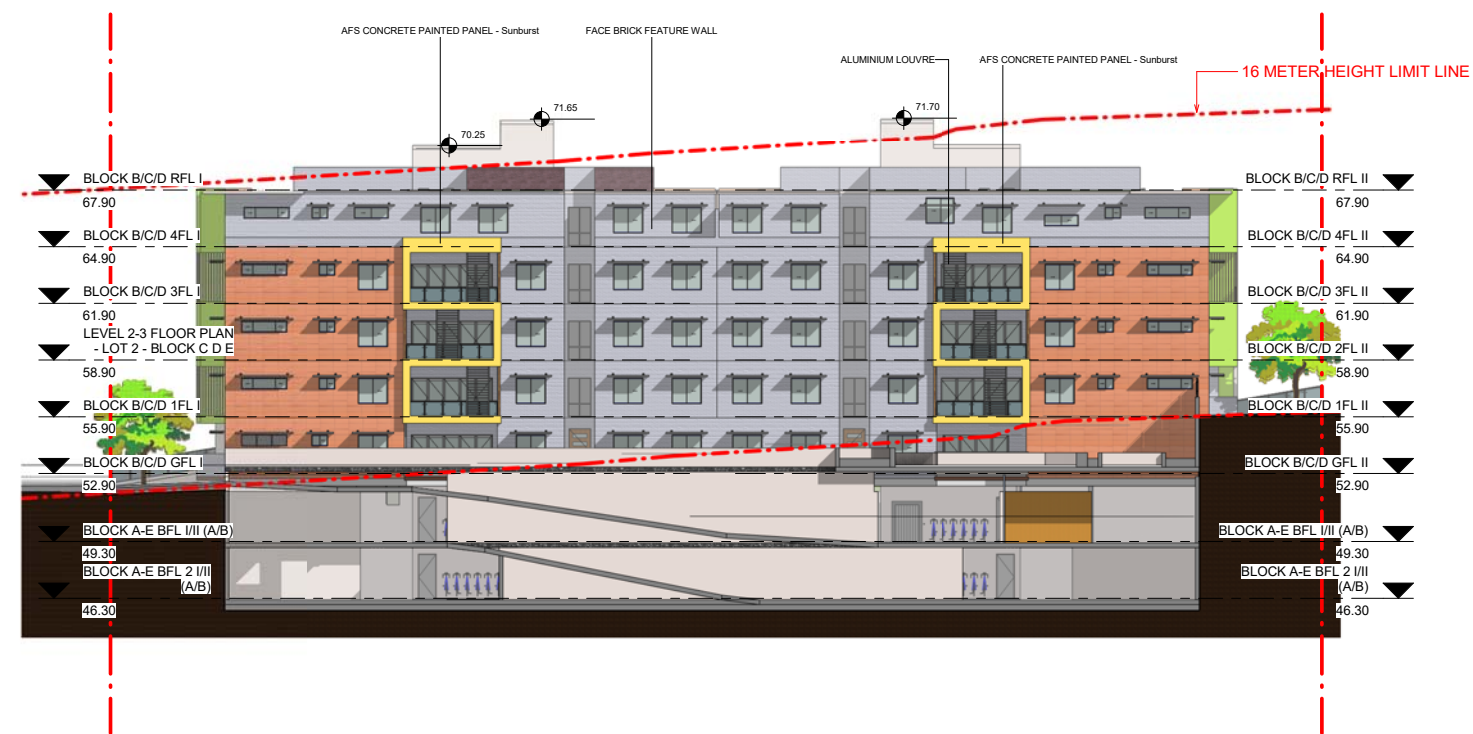
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1 : 200 @ A1



EAST ELEVATION BUILDING B
1 : 200 @ A1



2 WEST ELEVATION BUILDING A
1 : 200 @ A1

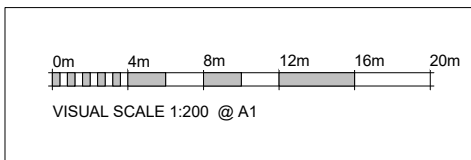


4 WEST ELEVATION BUILDING B
1 : 200 @ A1

AMENDMENT	ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE		SO	SO	08/06/17
B	AS PER COUNCIL E-MAIL 01.08.2017		SO	SO	14/09/17
C	AS PER COUNCIL E-MAIL 27.11.2017		SO	SO	16/02/18
D	AS PER COUNCIL E-MAIL 06.06.2018		SO	SO	13/09/18
E	ADJUSTMENT OF ROAD R/L		SO	SO	14/09/19
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020		AS	SO	03/04/20

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DIRECTOR
PROJECT



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HBL DEVELOPMENTS P/L

DRAWING
ELEVATIONS

DAT 14/06/2019

PROJECT 108/16-17

SCALE @ 35 / 75

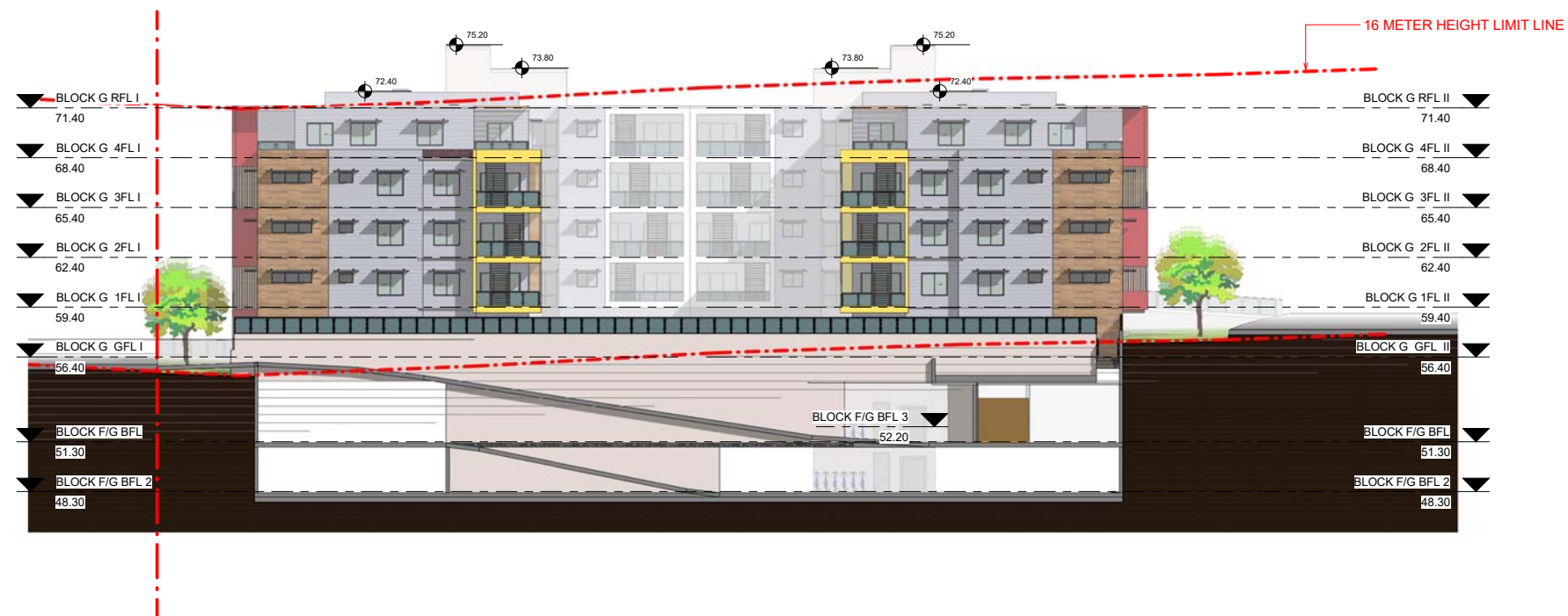
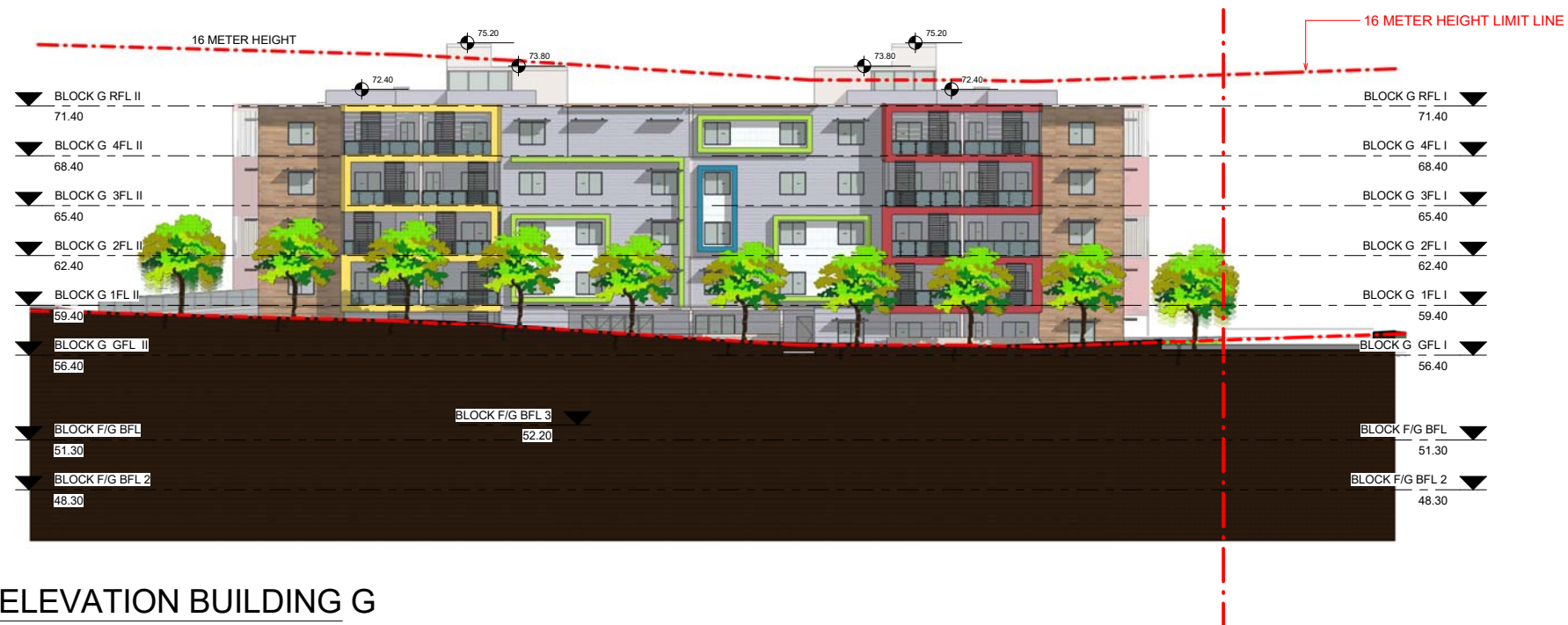
DRAW

ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd
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Bella Vista - NSW 2153 Australia
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAA)





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0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

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HBL DEVELOPMENTS P/L

DRAWING
ELEVATIONS

DAT
14/06/2019

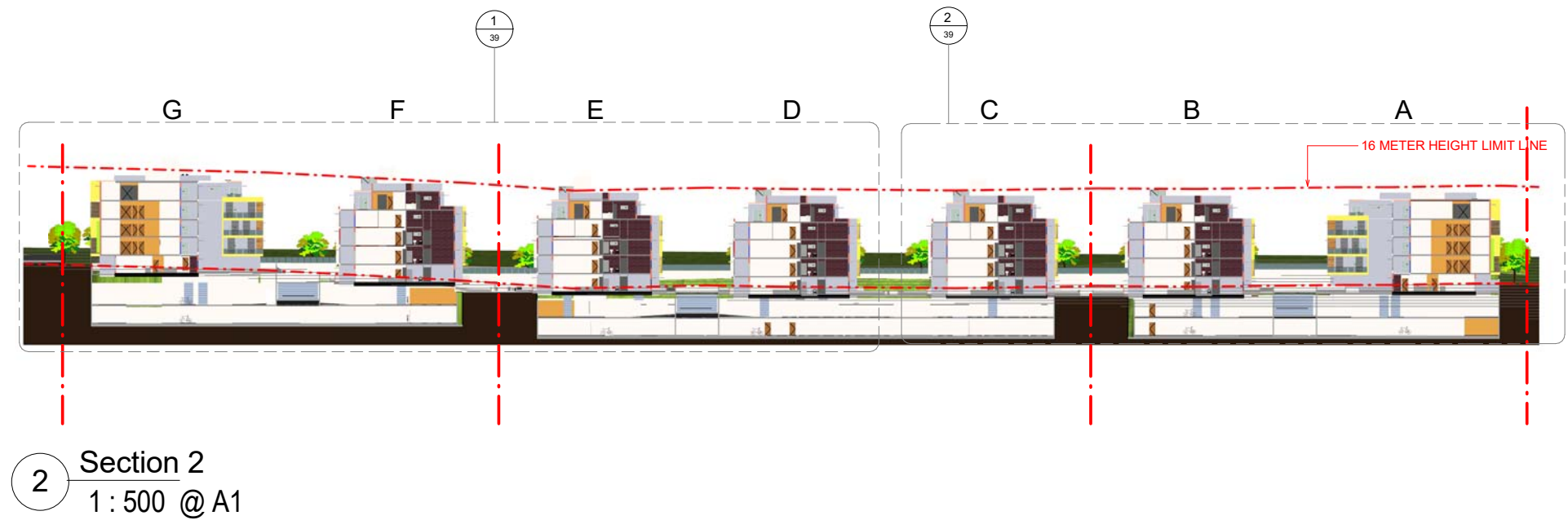
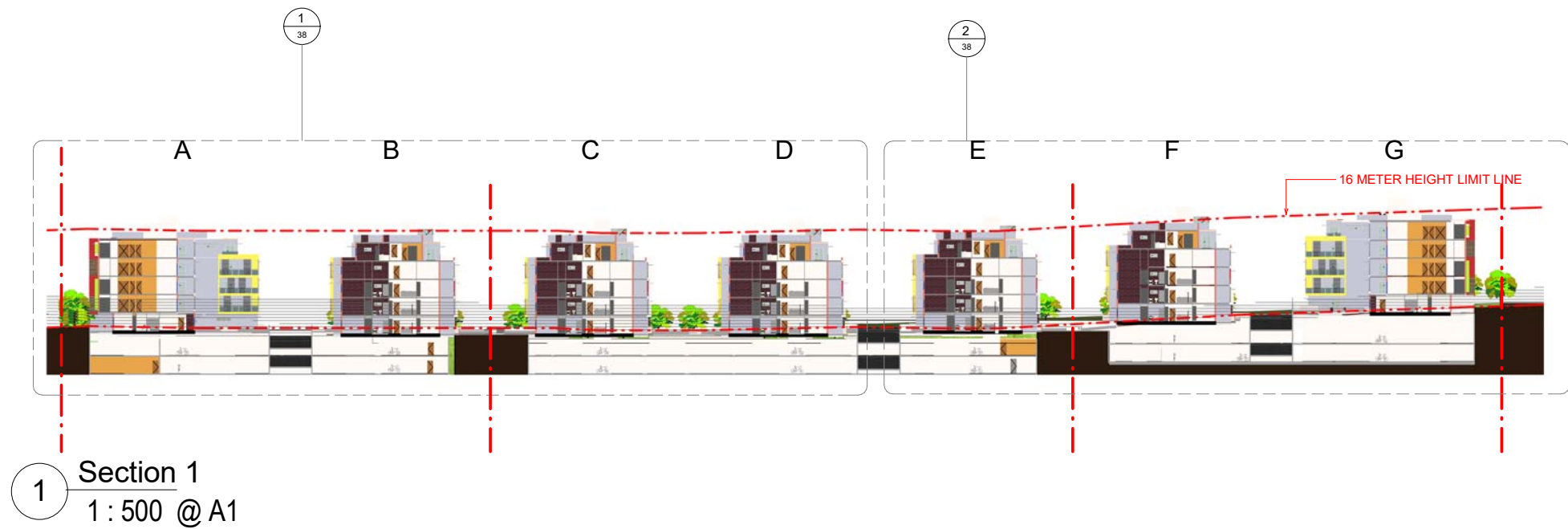
SCALE @
36 / 75

DRAW
ISSUE
F

PROJEC
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50 TALLAWONG ROAD
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





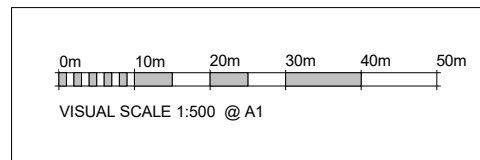
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DRAWING
SECTIONS

DAT
14/06/2019

SCALE @

DRAW

PROJECT
108/16-17

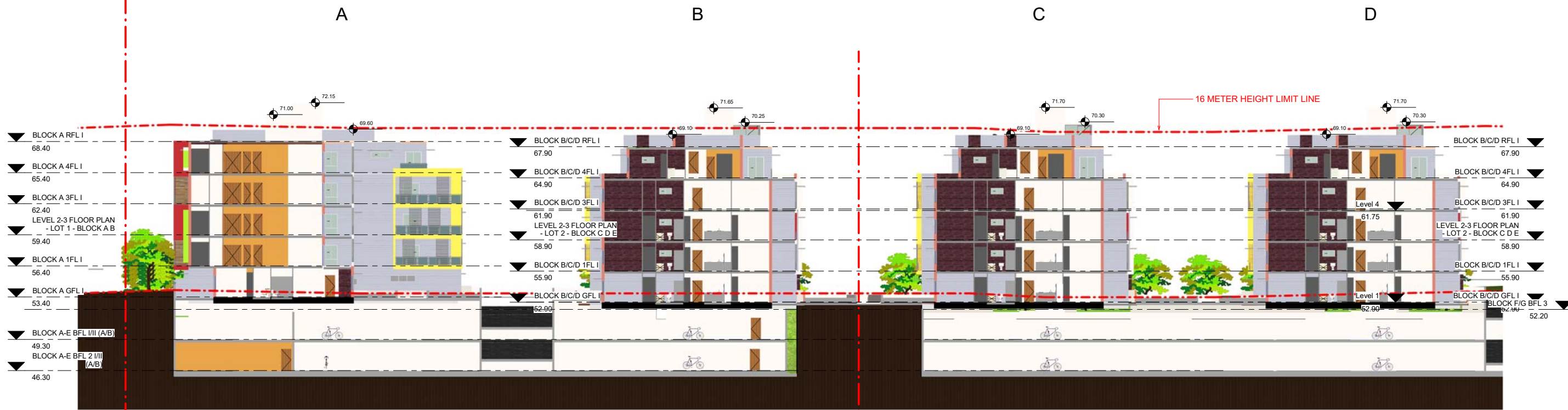
DRAWING
37 / 75

ISSUE
F

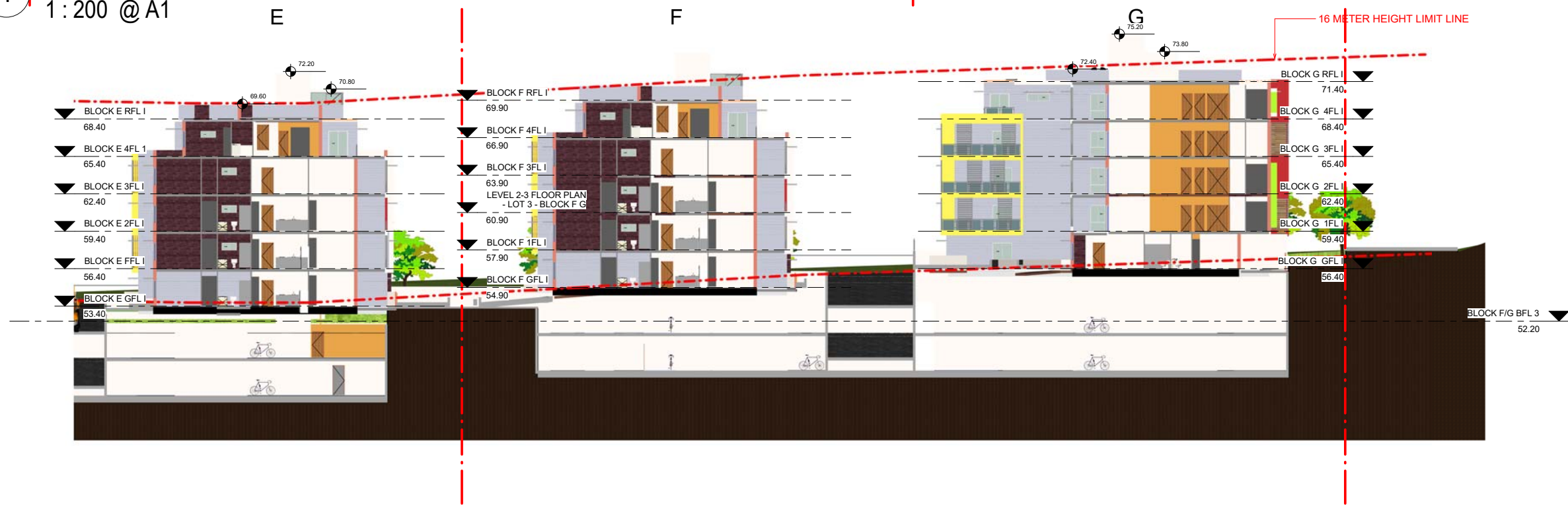
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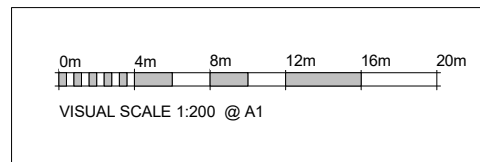
1 Section 1 - 01
1:200 @ A1



2 Section 1 - 02
1:200 @ A1

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
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DRAWING
SECTIONS

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

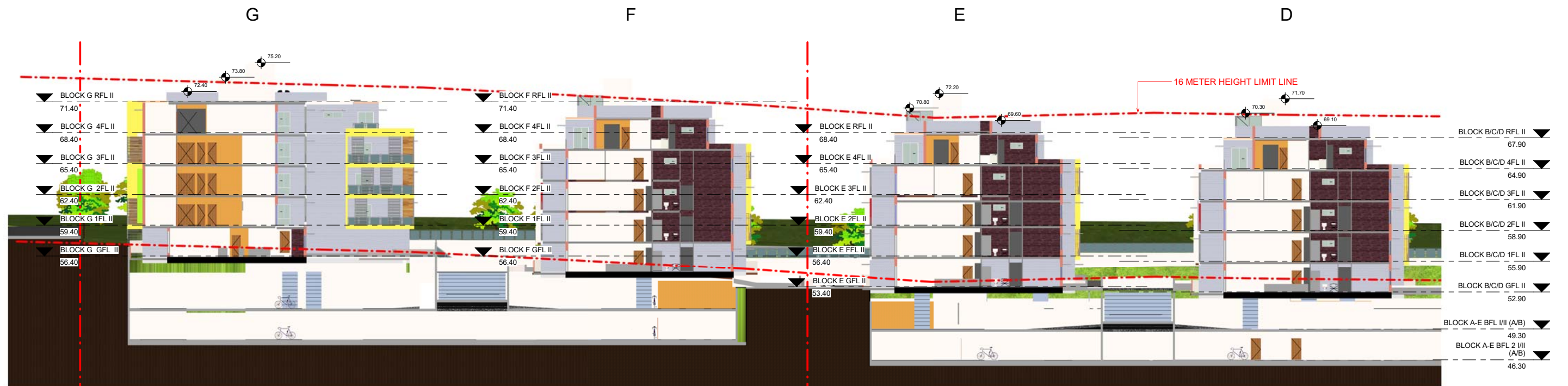
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38 / 75

ISSUE
F

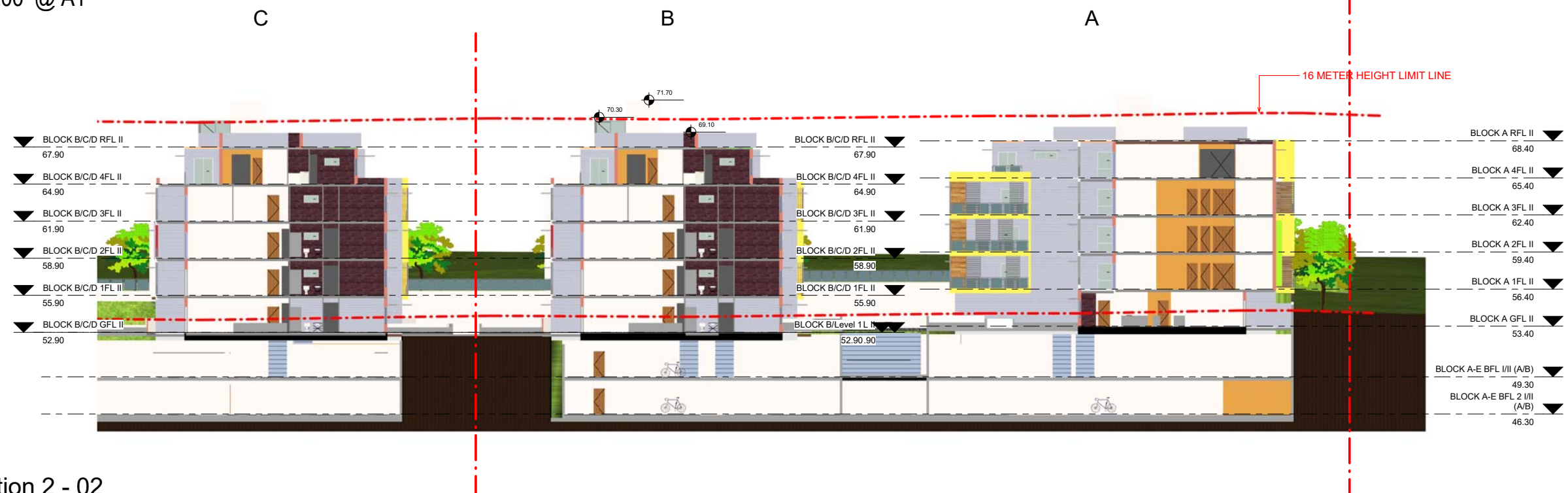
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Nominated Architect, Saymon Ochudzawa (RAA)





1 Section 2 - 01
1:200 @ A1



2 Section 2 - 02
1:200 @ A1

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ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/09/17	DIRECTOR
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0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

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DRAWING
SECTIONS

DAT 14/06/2019 SCALE @ DRAW

PROJECT
108/16-17

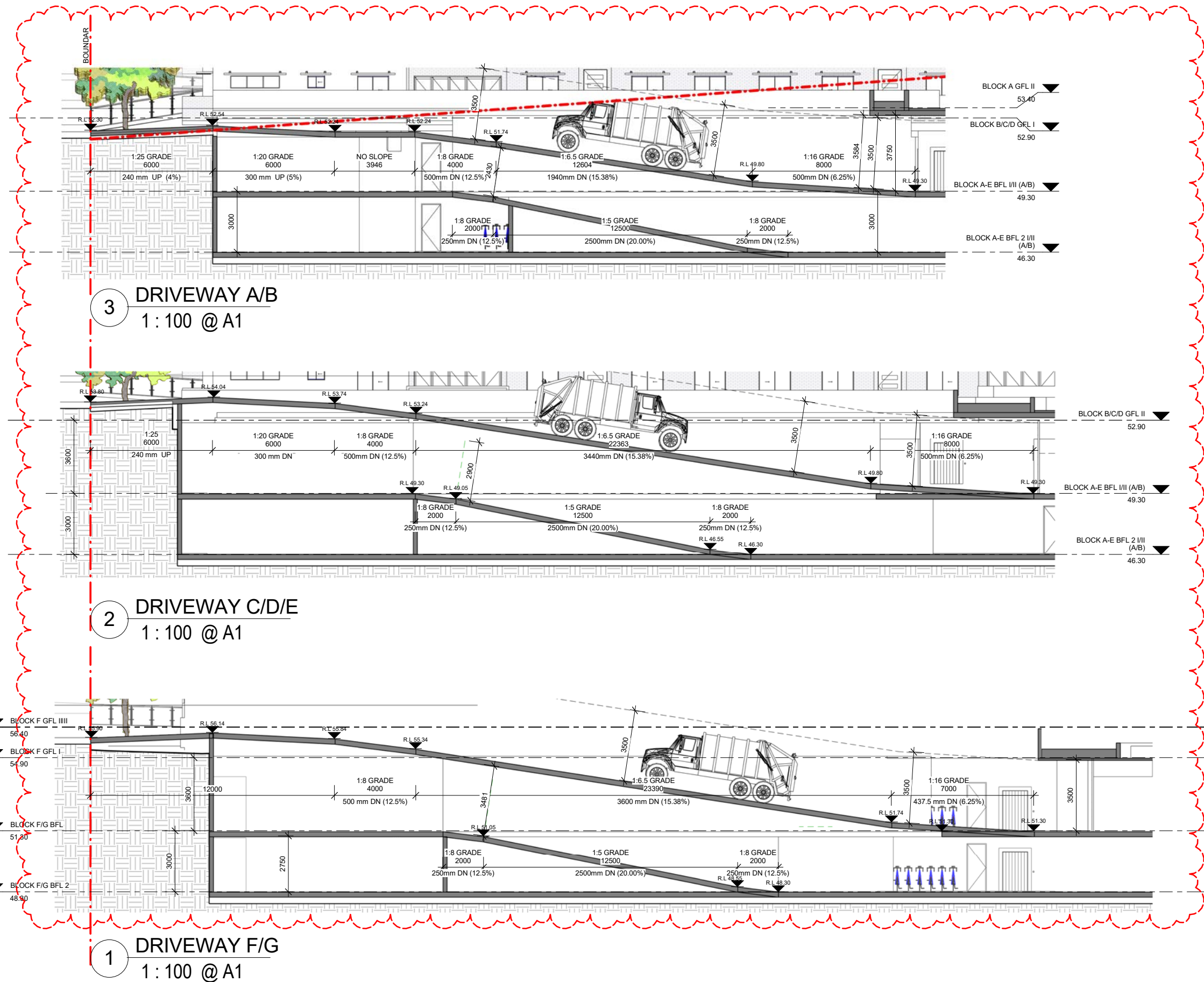
DRAWING
39 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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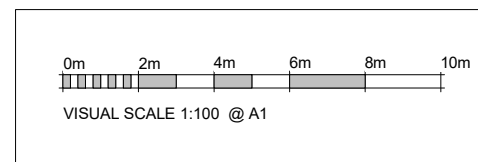
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DRAWING
DRIVEWAY SECTIONS

DAT
14/06/2019

SCALE @
40 / 75

DRAW
F

PROJEC
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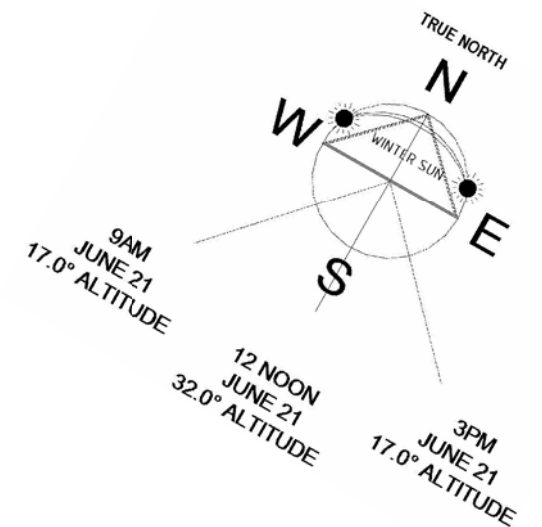
1 SHADOW DIAGRAM @ 21ST JUNE-9AM
1 : 500 @ A1



2 SHADOW DIAGRAM @ 21ST JUNE-10AM
1 : 500 @ A1

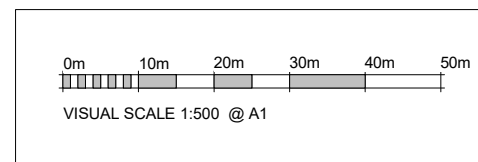
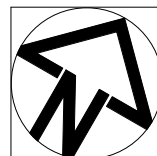


3 SHADOW DIAGRAM @ 21ST JUNE-11AM
1 : 500 @ A1



SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42°E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42°W OF N

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
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D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
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DRAWING
SHADOW DIAGRAM AT 21ST OF JUNE

DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 41 / 75 ISSUE F

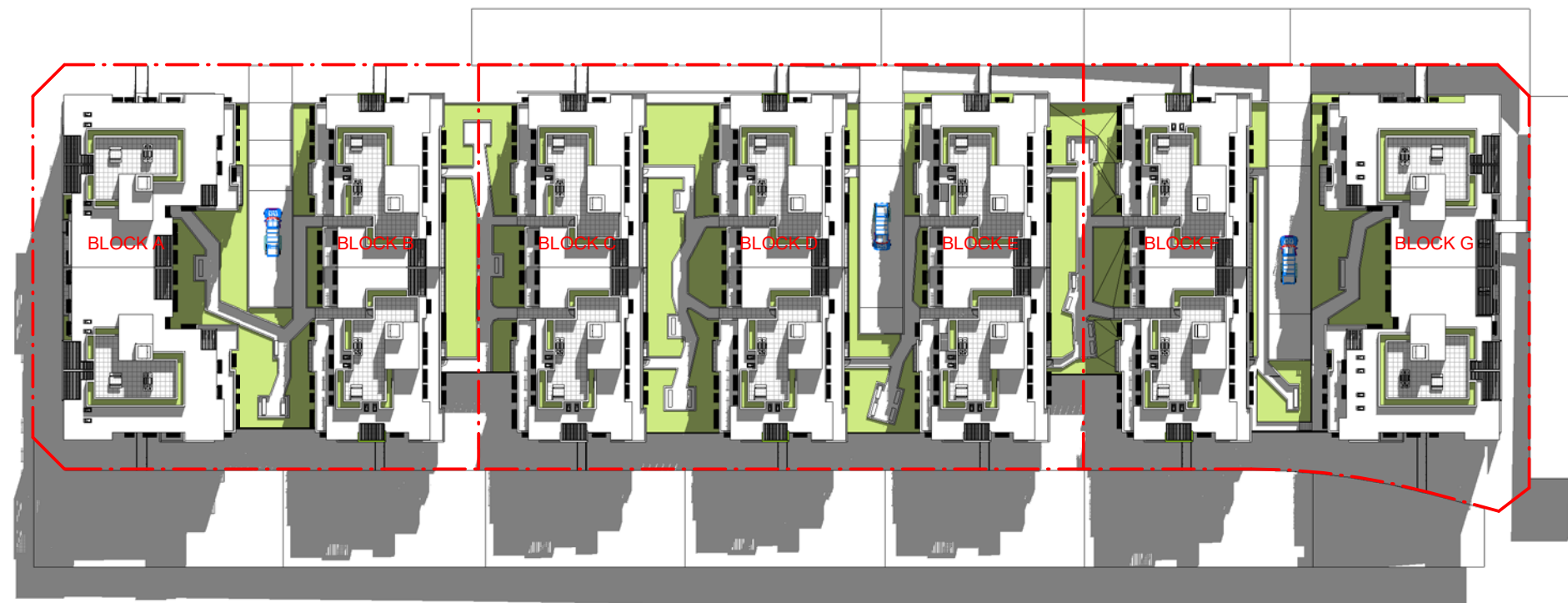
PROJEC
PROPOSED FLAT BUILDINGS
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ROUSE HILL

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Nominated Architect: Saymon Ochudzawa (RAA)

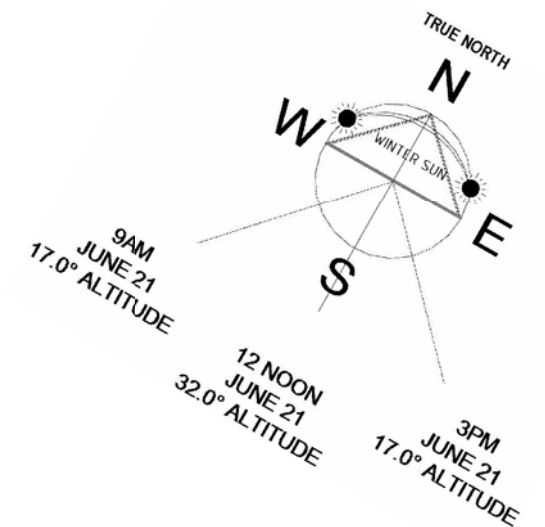




1 SHADOW DIAGRAM @ 21ST JUNE-12PM
1:500 @ A1



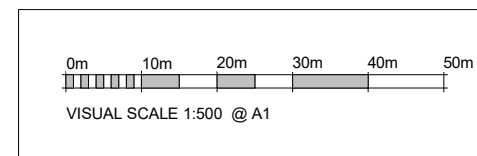
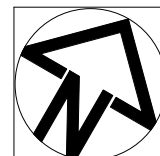
2 SHADOW DIAGRAM @ 21ST JUNE- 1 PM
1:500 @ A1



SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42° E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N

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DRAWING
SHADOW DIAGRAM AT 21ST OF JUNE

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

DRAW
42 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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Nominated Architect: Saymon Ochudzawa (RAA)

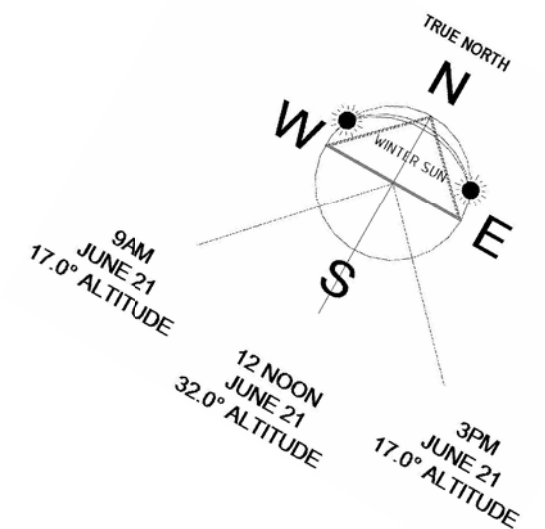




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1 : 500 @ A1



2 SHADOW DIAGRAM @ 21ST JUNE- 3 PM
1 : 500 @ A1



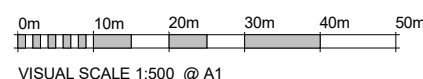
SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42° E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N

AMENDMENT	ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	THIS DRAWING ISSUE HAS BEEN REVIEWED BY
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DRAWING

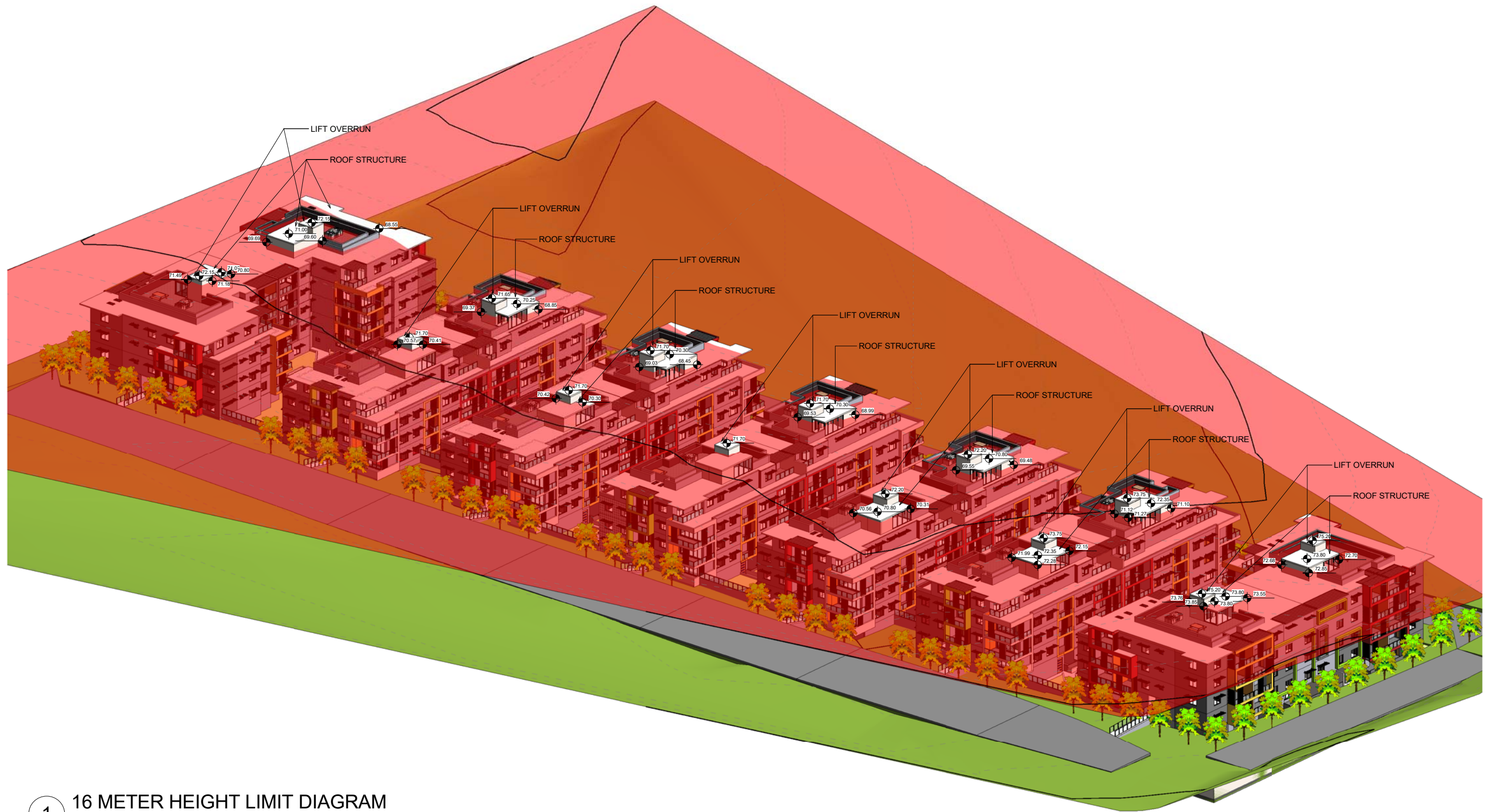
SHADOW DIAGRAM AT 21ST OF JUNE

DAT 14/06/2019 SCALE @ DRAW
PROJECT 108/16-17 DRAWING 43 / 75 ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 16 METER HEIGHT LIMIT DIAGRAM
@ A1

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DRAWING
16 METER HEIGHT LIMIT DIAGRAM

DAT
14/06/2019

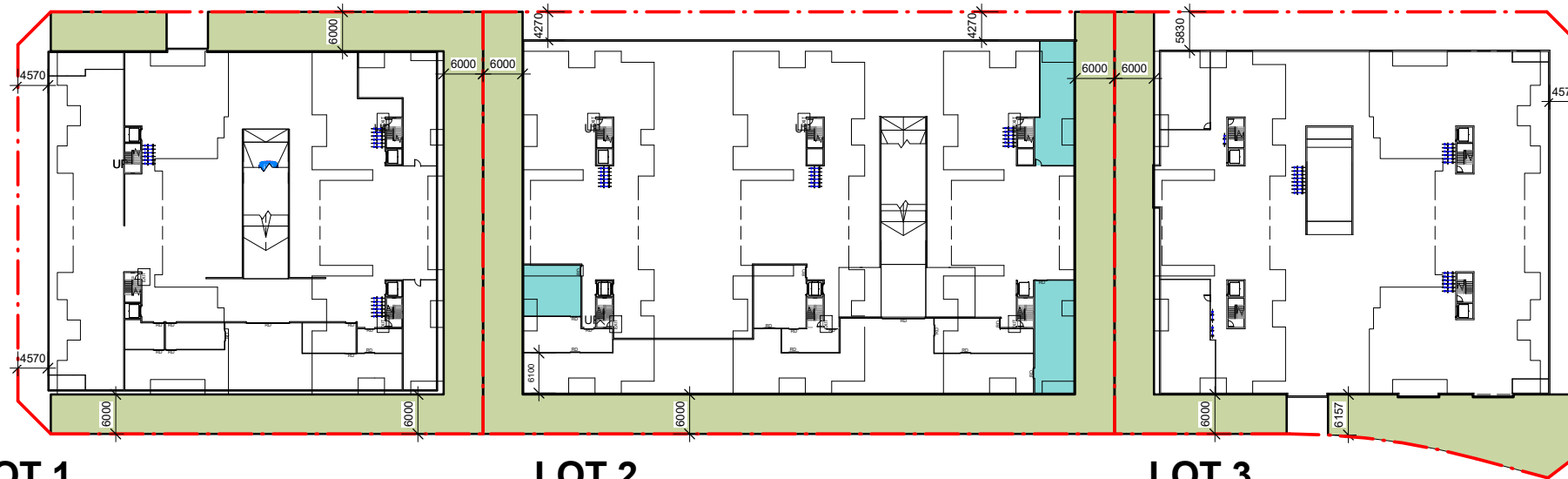
SCALE @
DRAWING
44 / 75

DRAW
ISSUE
F

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





LOT 1
DEEP SOIL

TOTAL SITE : 4,509.47m²
DEEP SOIL REQUIRED: 7.00% (315.66m²)
DEEP SOIL PROVIDED: 23.59% (1,063.65m²)

LOT 2
DEEP SOIL

TOTAL SITE : 6,154.08m²
DEEP SOIL REQUIRED: 7.00% (430.79m²)
DEEP SOIL PROVIDED: 20.69% (1,273.26m²)

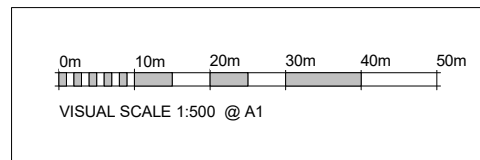
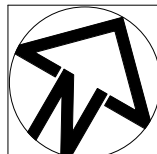
LOT 3
DEEP SOIL

TOTAL SITE : 4,637.56m²
DEEP SOIL REQUIRED: 7.00% (324.63m²)
DEEP SOIL PROVIDED: 18.23% (845.36m²)

1 DEEP SOIL DIAGRAM
1 : 500 @ A1

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ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/09/17	DIRECTOR PROJECT
B	AS PER COUNCIL E-MAIL 01.08.2017	SO	SO	14/09/17	
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D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	

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DRAWING
DEEPSOIL AREA DIAGRAM

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

DRAW
45 / 75

ISSUE
F

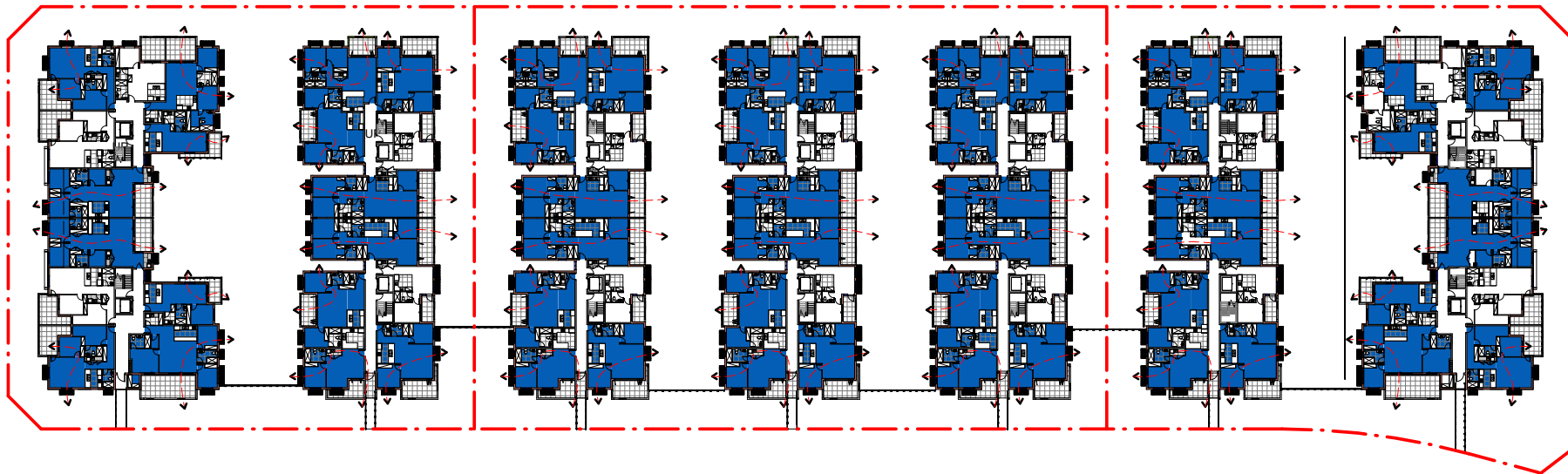
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 CROSS VENTILATION DIAGRAM GF
1 : 500 @ A1

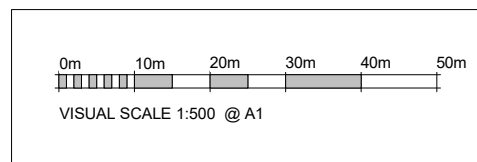
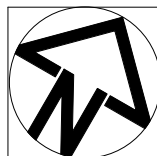


2 CROSS VENTILATION DIAGRAM L1
1 : 500 @ A1

CROSS								
FLOORS	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING G	TOTA
	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS
STUDIO	5	2	2	2	2	2	5	20
1 BED	9	10	10	10	10	10	9	68
2 BED	33	19	19	19	19	19	33	161
3 BED	3	12	12	12	12	12	3	66
COMMUNAL	1	1	1	1	1	1	1	7
TOTAL	37/51 UNITS = 72%	35/44 UNITS = 79%	35/44 UNITS = 79%	35/44 UNITS = 79%	35/44 UNITS = 79%	35/44 UNITS = 79%	37/51 UNITS = 72%	249/322 UNITS = 77%

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E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	

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DRAWING
CROSS VENTILATION DIAGRAM GF& 1L

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

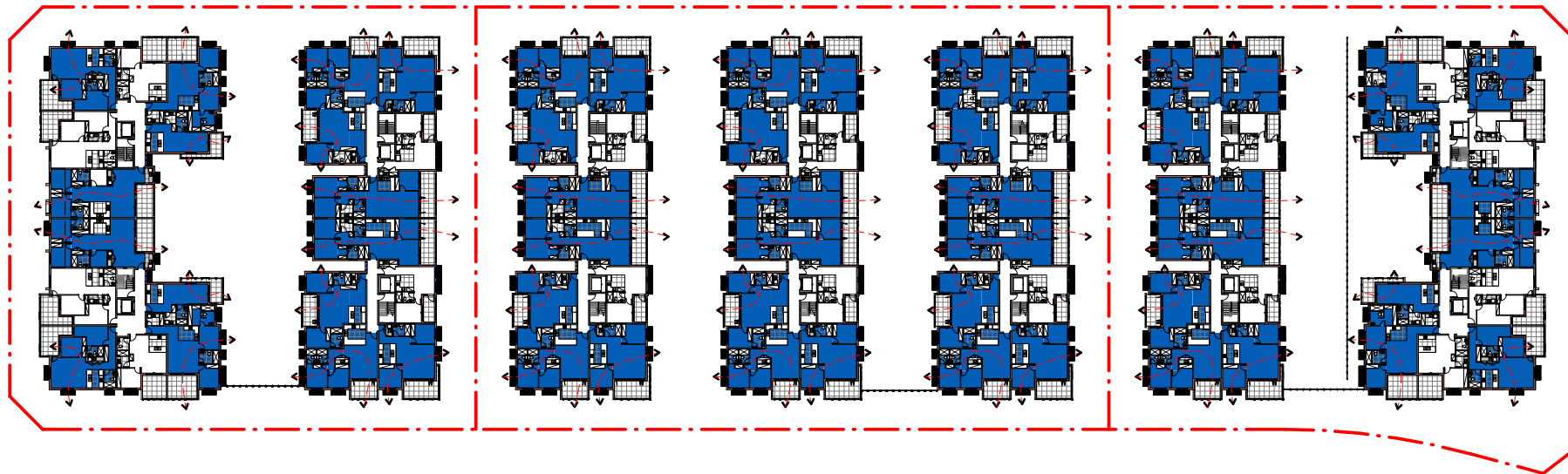
DRAW
46 / 75

ISSUE
F

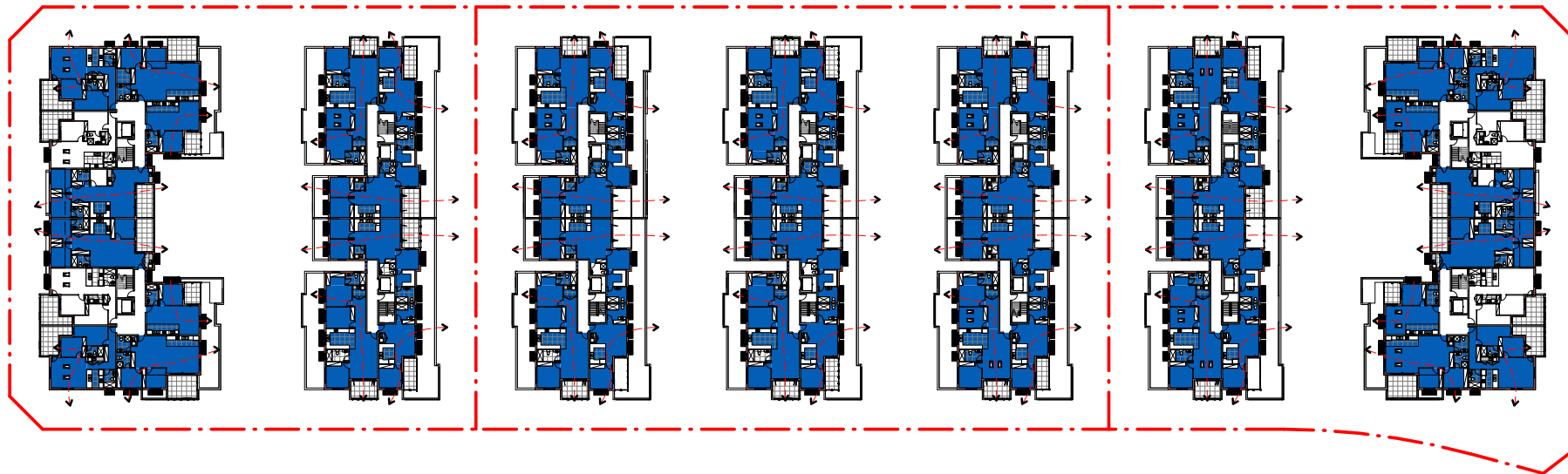
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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1 CROSS VENTILATION DIAGRAM 2-3F
1:500 @ A1



3 CROSS VENTILATION DIAGRAM 4F
1:500 @ A1

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A	DA ISSUE	SO	SO	08/09/17	DIRECTOR
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DRAWING
CROSS VENTILATION DIAGRAM 2-3L & 4L

DAT 14/06/2019 SCALE @ DRAWING 47 / 75

PROJECT 108/16-17

ISSUE F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 SOLAR ACCESS DIAGRAM GF
1 : 500 @ A1

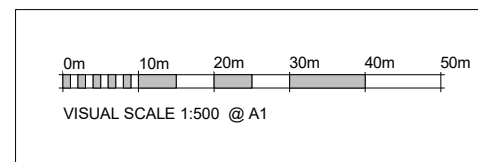
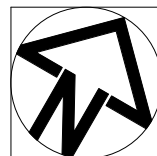


2 LEVEL 1-3 FLOOR PLAN (TYPICAL)
1 : 500 @ A1

SOLAR								
FLOORS	BUILDING UNITS	BUILDING UNITS	BUILDING UNITS	BUILDING UNITS	BUILDING UNITS	BUILDING UNITS	BUILDING G UNITS	TOTA UNITS
STUDIO	5	2	2	2	2	2	5	20
1 BED	9	10	10	10	10	10	9	68
2 BED	33	19	19	19	19	19	33	161
3 BED	3	12	12	12	12	12	3	66
COMMUNAL	1	1	1	1	1	1	1	7
TOTAL	36/51 UNITS = 70%	33/44 UNITS = 75%	33/44 UNITS = 75%	33/44 UNITS = 75%	33/44 UNITS = 75%	33/44 UNITS = 75%	37/51 UNITS = 72%	238/322 UNITS = 72%

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DRAWING
SOLAR ACCESS DIAGRAM GF & 1L

DAT 14/06/2019 SCALE @ DRAWING 48 / 75
PROJECT 108/16-17

PROJEC
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50 TALLAWONG ROAD
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Nominated Architect: Saymon Ochudzawa (RAA)





1

SOLAR ACCESS DIAGRAM 2-3L

1 : 500 @ A1



2

SOLAR ACCESS DIAGRAM 4F

1 : 500 @ A1

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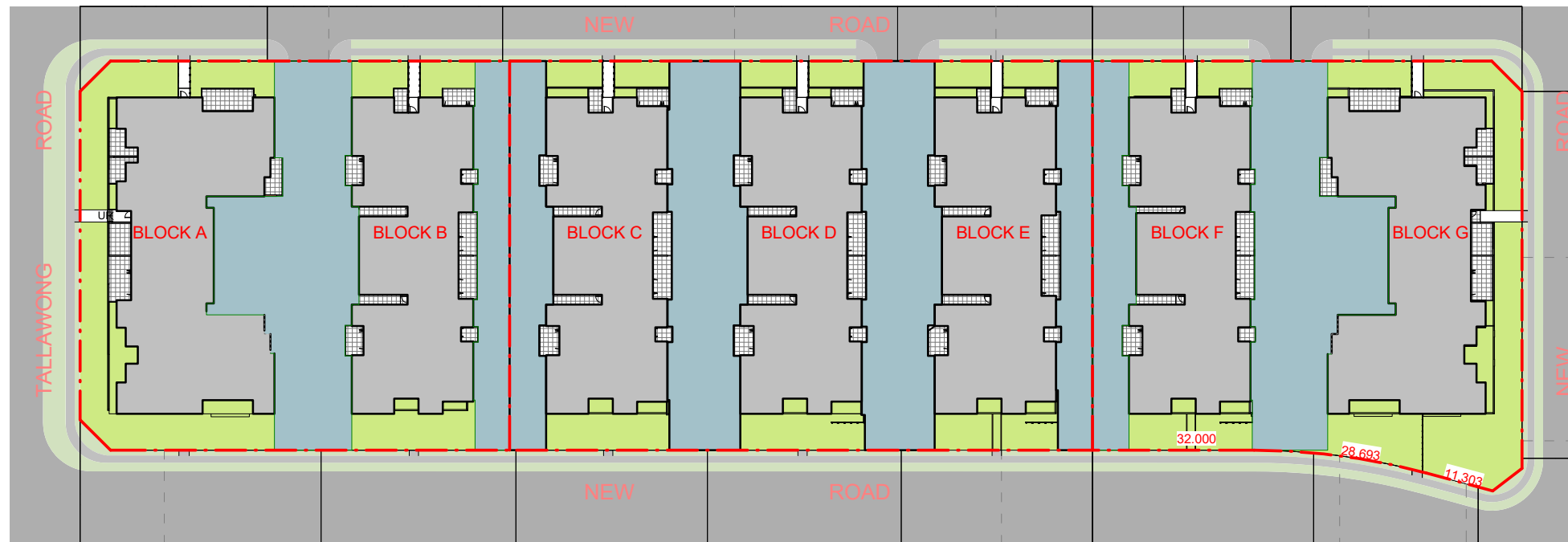
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DAT 14/06/2019 SCALE @ DRAWING 49 / 75
PROJECT 108/16-17

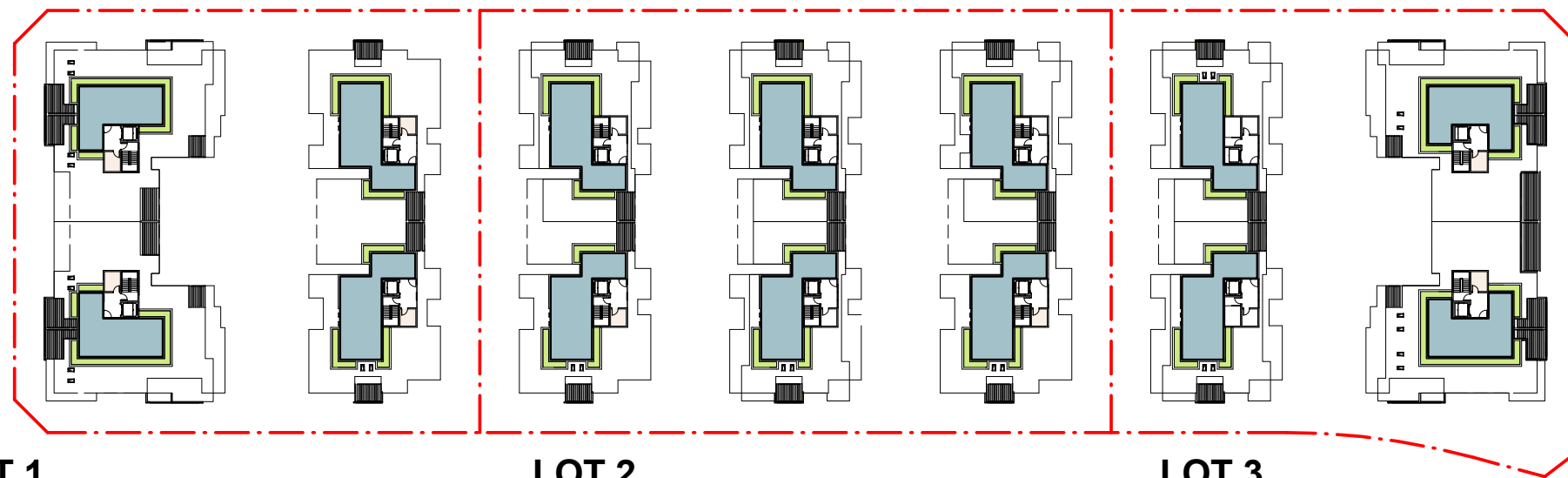
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1 COMMON OPEN SPACE GF 1 : 500 @ A1



LOT 1 COS AREA

TOTAL SITE : 4,509.47m²
COS REQUIRED: 25.00% (1,127.37m²)
PROVIDED ON GROUND: 30.78% (1,388.32m²)
PROVIDED ON ROOFTOP: 8.62% (388.52m²)
TOTAL COS: 39.40% (1,776.84m²)

LOT 2 COS AREA

TOTAL SITE : 6,154.08m²
COS REQUIRED: 25.00% (1,538.52m²)
PROVIDED ON GROUND: 36.95% (2,273.99m²)
PROVIDED ON ROOFTOP: 10.27% (632.07m²)
TOTAL COS: 47.22% (2,906.06m²)

LOT 3 COS AREA

TOTAL SITE : 4,637.56m²
COS REQUIRED: 25.00% (1,159.39m²)
PROVIDED ON GROUND: 29.93% (1,388.29m²)
PROVIDED ON ROOFTOP: 8.82% (408.84m²)
TOTAL COS: 38.75% (1,797.13m²)

2 COMMON OPEN SPACE RF 1 : 500 @ A1

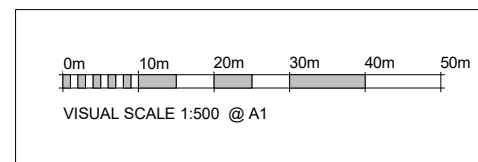
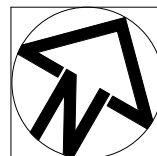
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E	ADJUSTMENT OF ROAD R/L		SO	SO	14/09/19
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PROJECT



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DRAWING
COMMON OPEN SPACE

DATE
14/06/2019
PROJECT
108/16-17

SCALE @
DRAWING
50 / 75

DRAW
ISSUE
F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





PROPOSED PLANTING SCHEDULE

Trees



ML



AT



RP



CSi



CSa

Shrubs



AG



JS



JM



EM



PF

Ground Cover



CT



AD

Grass



MZ



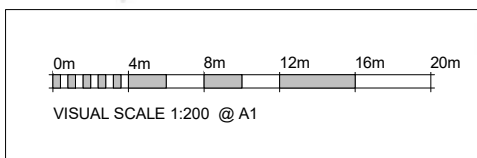
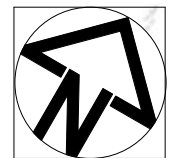
PPC

LANDSCAPING PLAN GF 01

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DRAWING
LANDSCAPE PLAN GF 01

DAT
14/06/2019

PROJECT
108/16-17

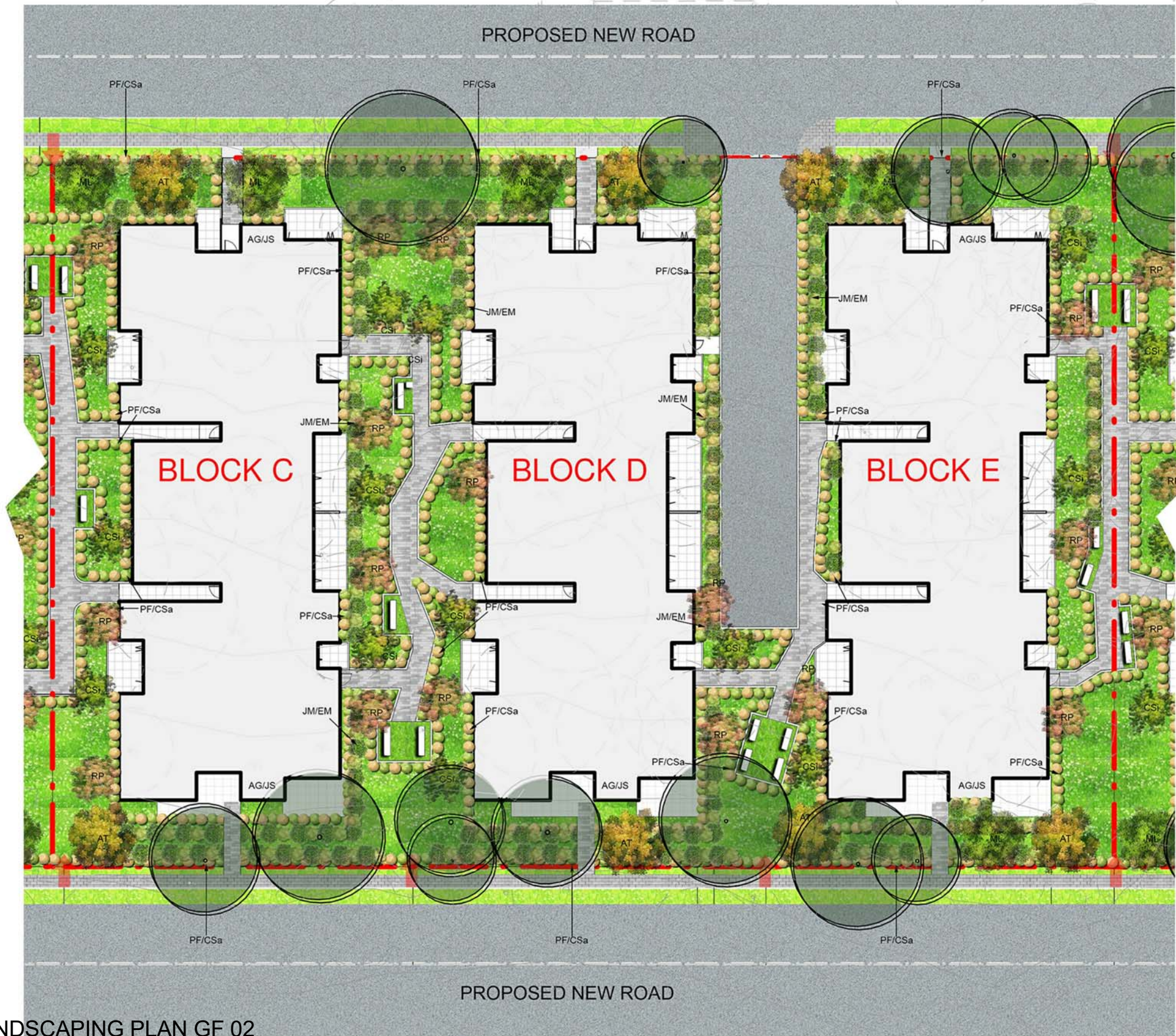
SCALE @
51 / 75

DRAW
F

PROJEC
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





PROPOSED PLANTING SCHEDULE

Trees

ML

AT

RP

CSi

CSa

Shrubs

AG

JS

JM

EM

PF

Ground Cover

CT

AD

Grass

MZ

PPC

LANDSCAPING PLAN GF 02

LOT 2

Existing street trees to be protected & retained

Existing trees to be removed

Proposed large canopy tree planting (refer to proposed plant schedule)

Proposed small tree planting (refer to proposed plant schedule)

Proposed shrub planting (refer to proposed plant schedule)

Proposed groundcover planting (refer to proposed plant schedule)

Proposed accent planting (refer to proposed plant schedule)

Proposed feature entry paving to Architect's detail

Proposed conc. paving (driveway)

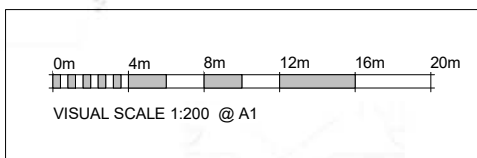
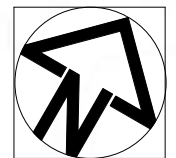
Proposed turf area

Design levels

Existing levels

Site boundary

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HBL DEVELOPMENTS P/L

DRAWING
LANDSCAPE PLAN GF 02

DAT
14/06/2019

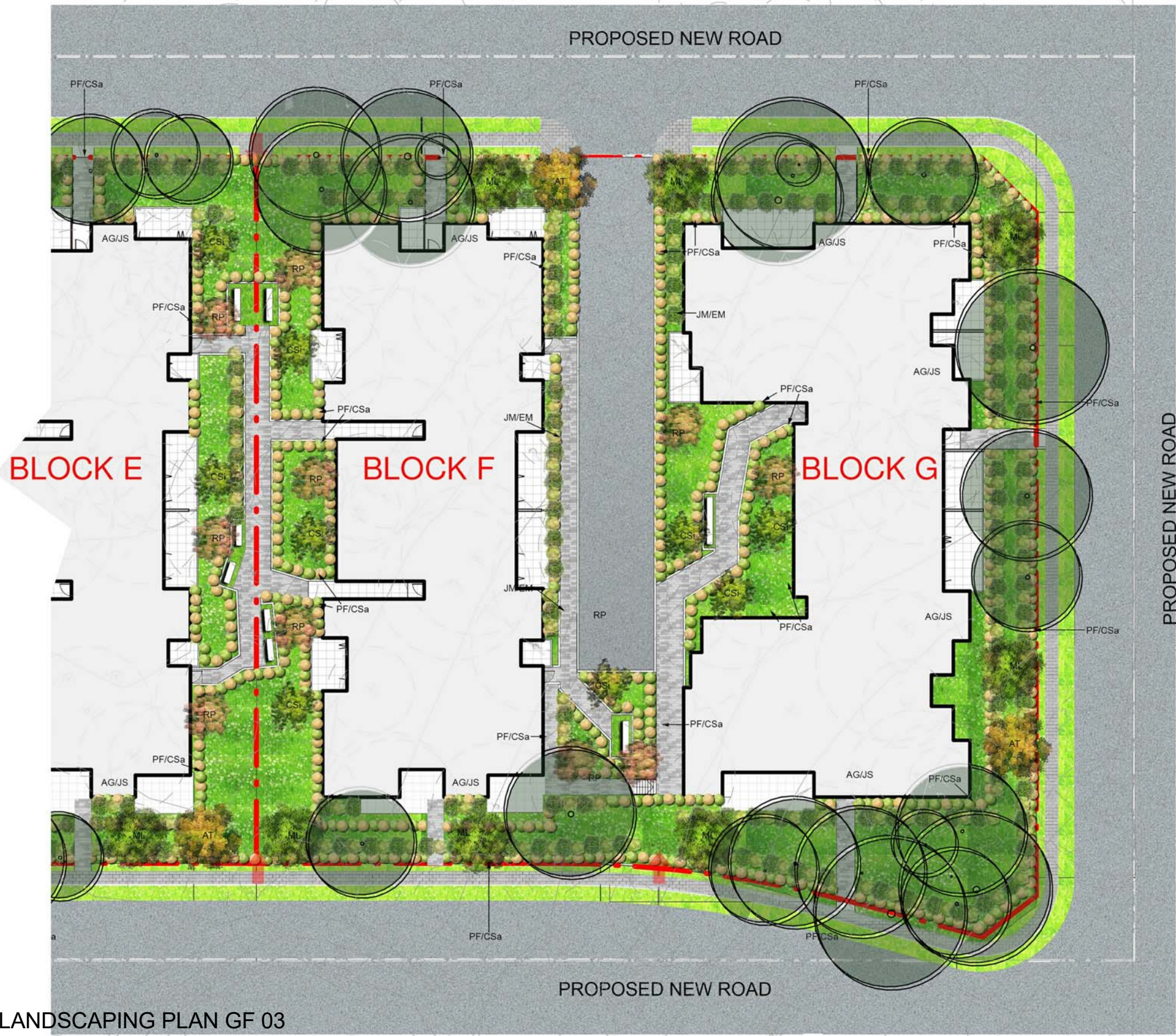
PROJECT
108/16-17

SCALE @
52 / 75

DRAW
F

PROJEC
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50 TALLAWONG ROAD
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



PROPOSED PLANTING SCHEDULE

Trees



ML



AT



RP



CSi



CSa

Shrubs



AG



JS



JM



EM



PF

Ground Cover



CT



AD

Grass



MZ



PPC

LANDSCAPING PLAN GF 03

LOT 3



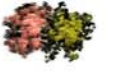
Existing street trees to be protected & retained



Existing trees to be removed



Proposed large canopy tree planting (refer to proposed plant schedule)



Proposed small tree planting (refer to proposed plant schedule)



Proposed shrub planting (refer to proposed plant schedule)



Proposed groundcover planting (refer to proposed plant schedule)



Proposed accent planting (refer to proposed plant schedule)



Proposed feature entry paving to Architect's detail



Proposed conc. paving (driveway)



Proposed turf area



Design levels



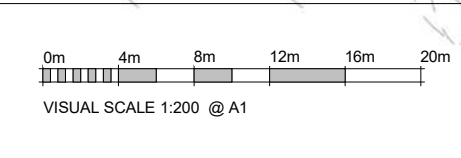
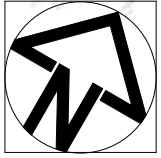
Existing levels



Site boundary

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E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
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DRAWING
LANDSCAPING PLAN GF 03

DAT
14/06/2019

PROJECT
108/16-17

SCALE @
53 / 75

DRAW
F

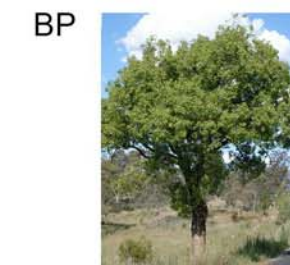
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
Bella Vista ~ NSW 2153 Australia
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E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)

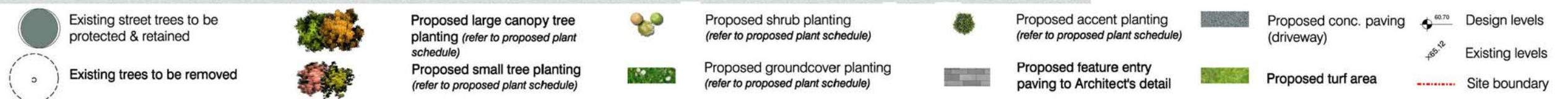


PROPOSED PLANTING SCHEDULE

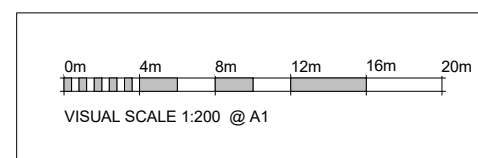
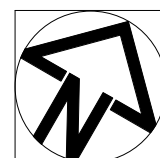
STREET TREES



LOT 1



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DRAWING
LANDSCAPE PLAN STREET TREES 01

PROJECT
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50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 846 575
Nominated Architect: Szymon Ochudzawa (RAA)



DAT 14/06/2019 SCALE @ DRAW

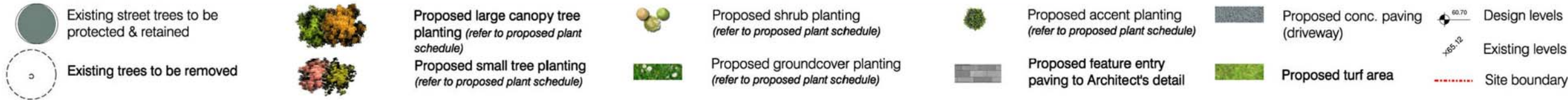
PROJECT 108/16-17 DRAWING 54 / 75 ISSUE F

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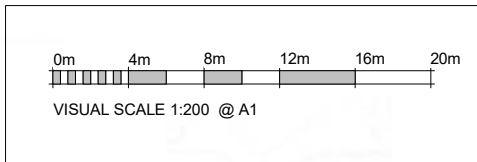
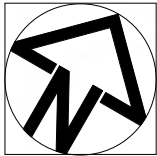


PROPOSED PLANTING SCHEDULE

STREET TREES



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DRAWING
LANDSCAPE PLAN STREET TREES 02

DAT
14/06/2019

SCALE @
55 / 75

DRAW
F

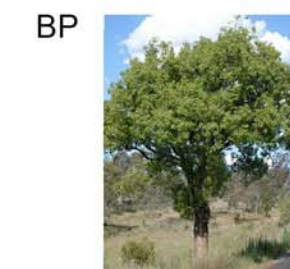
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



PROPOSED PLANTING SCHEDULE

STREET TREES



Existing street trees to be protected & retained
 Existing trees to be removed

Proposed large canopy tree planting (refer to proposed plant schedule)
 Proposed small tree planting (refer to proposed plant schedule)

Proposed shrub planting (refer to proposed plant schedule)
 Proposed groundcover planting (refer to proposed plant schedule)

Proposed accent planting (refer to proposed plant schedule)
 Proposed feature entry paving to Architect's detail

Proposed conc. paving (driveway)
 Proposed turf area

Design levels
 Existing levels
 Site boundary

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/09/17	
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E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
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DRAWING
LANDSCAPE PLAN STREET TREES 03

DAT 14/06/2019
PROJECT 108/16-17

SCALE @ 56 / 75

DRAW
ISSUE F

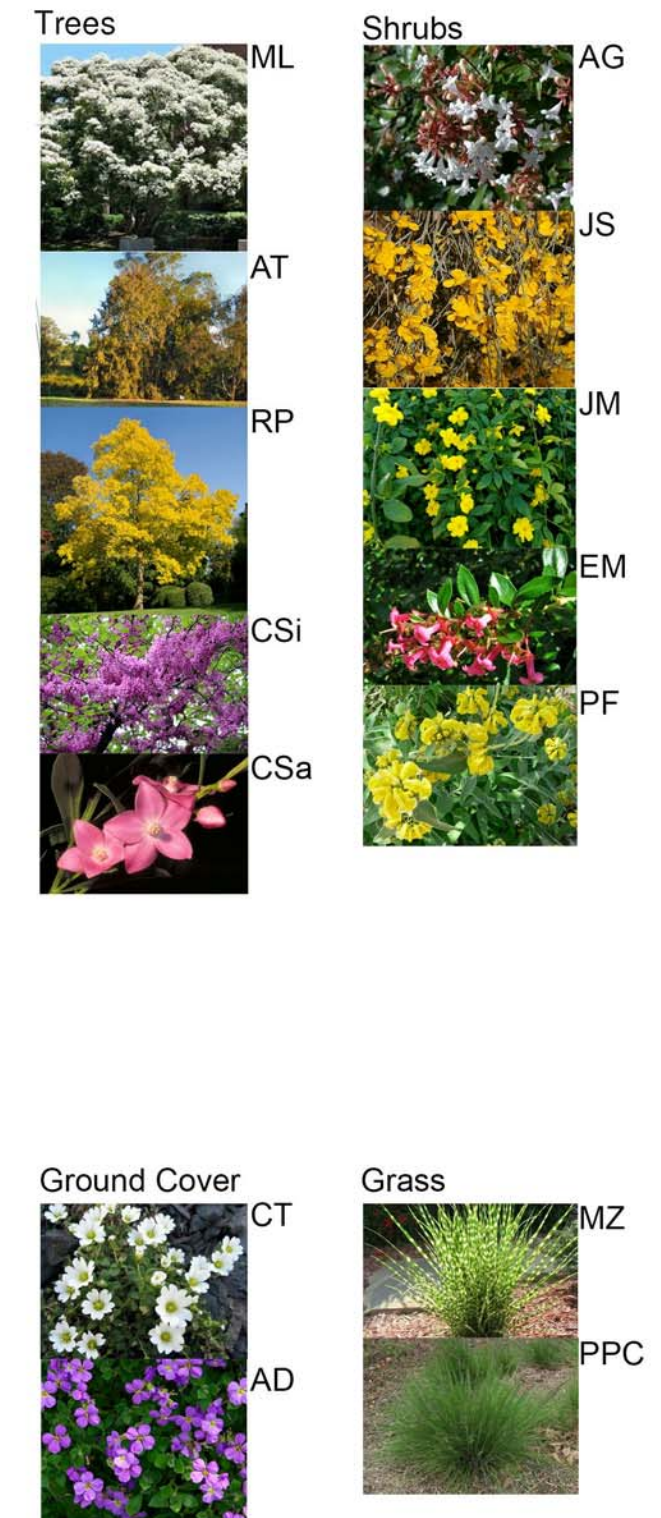
PROJEC
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ROUSE HILL

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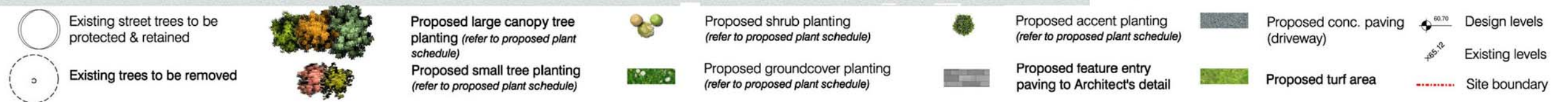




PROPOSED PLANTING SCHEDULE



LOT 1



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DRAWING
LANDSCAPE PLAN RF 01

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	57 / 75	F

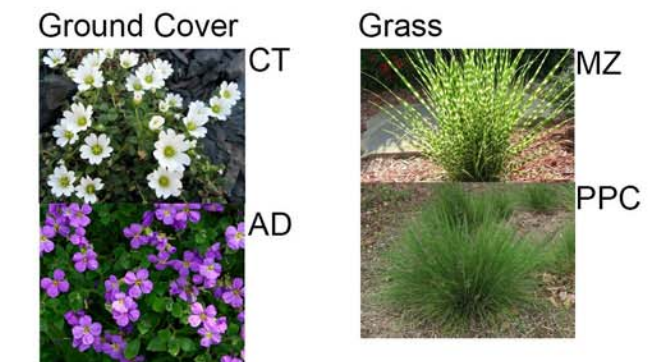
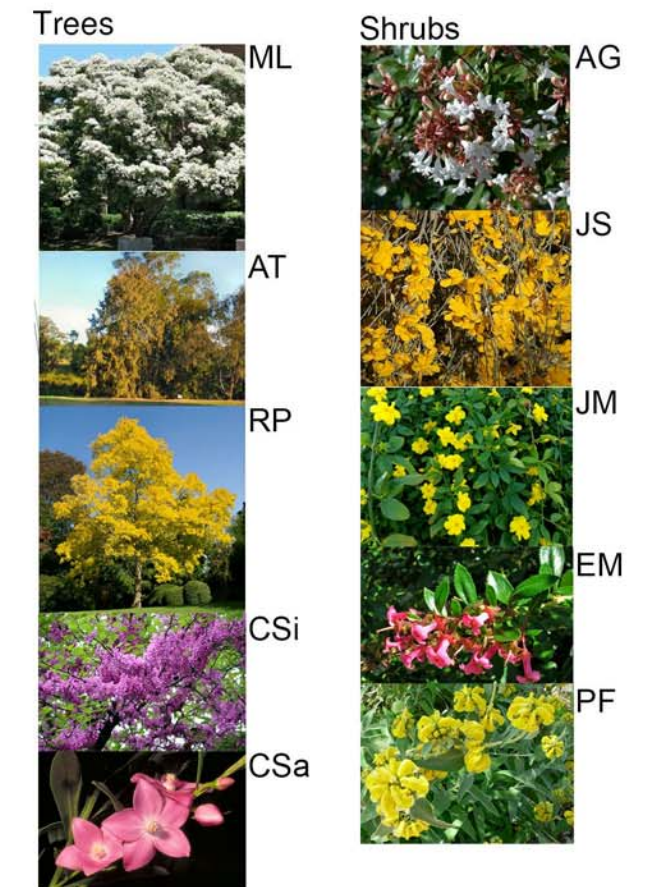
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 159 946 575
Nominated Architect: Szymon Ochudzawa (RAA)

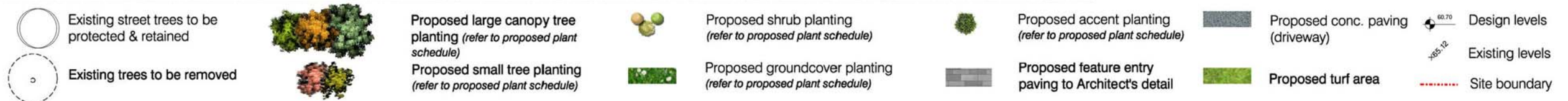




PROPOSED PLANTING SCHEDULE



LOT 2



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DRAWING
LANDSCAPE PLAN RF 02

DAT 14/06/2019
PROJECT 108/16-17
SCALE @ 58 / 75
DRAW
ISSUE F

PROJEC
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50 TALLAWONG ROAD
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E info@jsarchitects.com.au
W www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





PROPOSED PLANTING SCHEDULE

Trees



ML



AT



RP



CSi



CSa

Shrubs



AG



JS



JM



EM



PF

Ground Cover



CT



AD

Grass



MZ



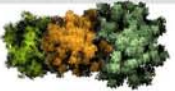
PPC



Existing street trees to be protected & retained



Existing trees to be removed



Proposed large canopy tree planting (refer to proposed plant schedule)



Proposed small tree planting (refer to proposed plant schedule)



Proposed shrub planting (refer to proposed plant schedule)



Proposed groundcover planting (refer to proposed plant schedule)



Proposed accent planting (refer to proposed plant schedule)



Proposed feature entry paving to Architect's detail



Proposed conc. paving (driveway)



Proposed turf area



Design levels



Existing levels



Site boundary

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D	AS PER COUNCIL E-MAIL 08.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
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T 3

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DRAWING
LANDSCAPE PLAN RF 03

DAT
14/06/2019

PROJECT
108/16-17

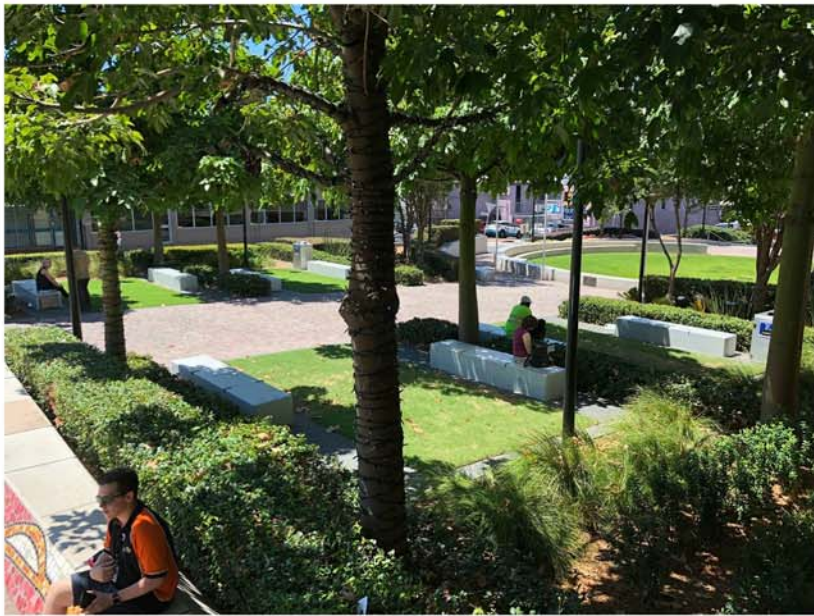
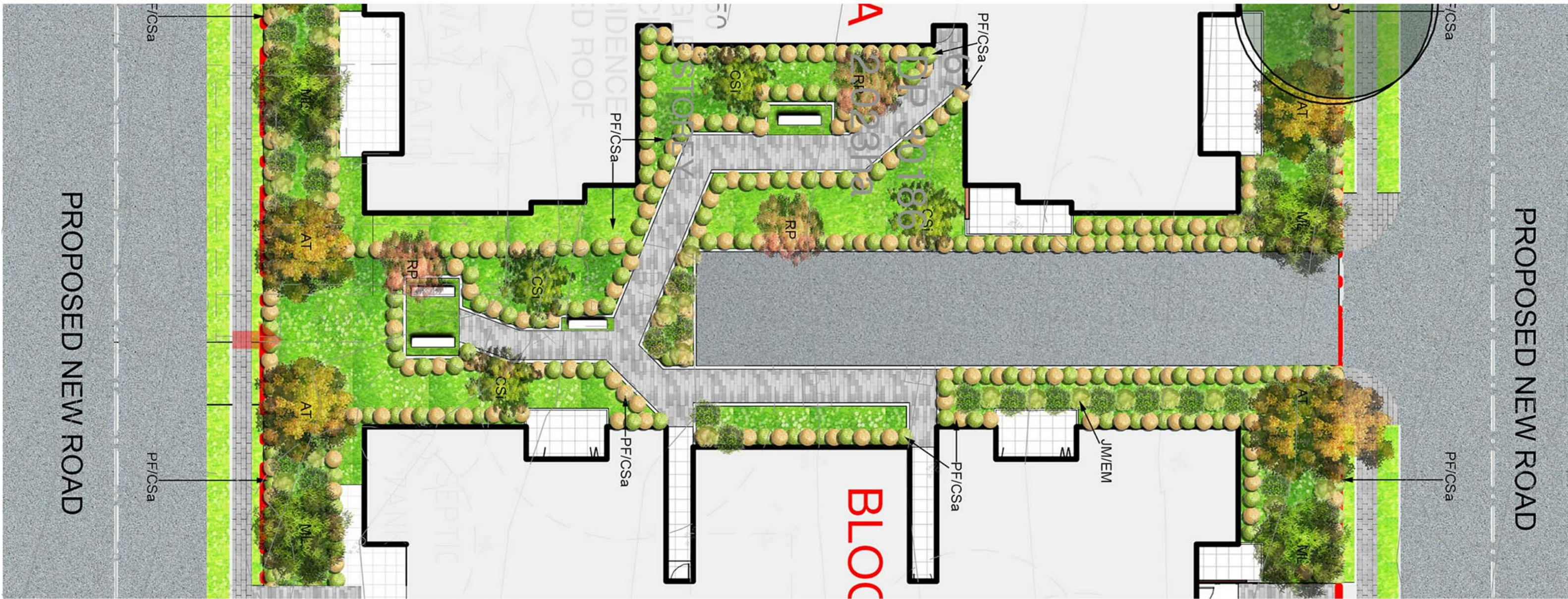
SCALE @
59 / 75

DRAW
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





1 LANDSCAPING PLAN DETAIL A/B
1 : 100 @ A1

- Existing street trees to be protected & retained
- Existing trees to be removed
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
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- Design levels
- Existing levels
- Site boundary

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DRAWING
LANDSCAPE PLAN DETAILS A/B

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

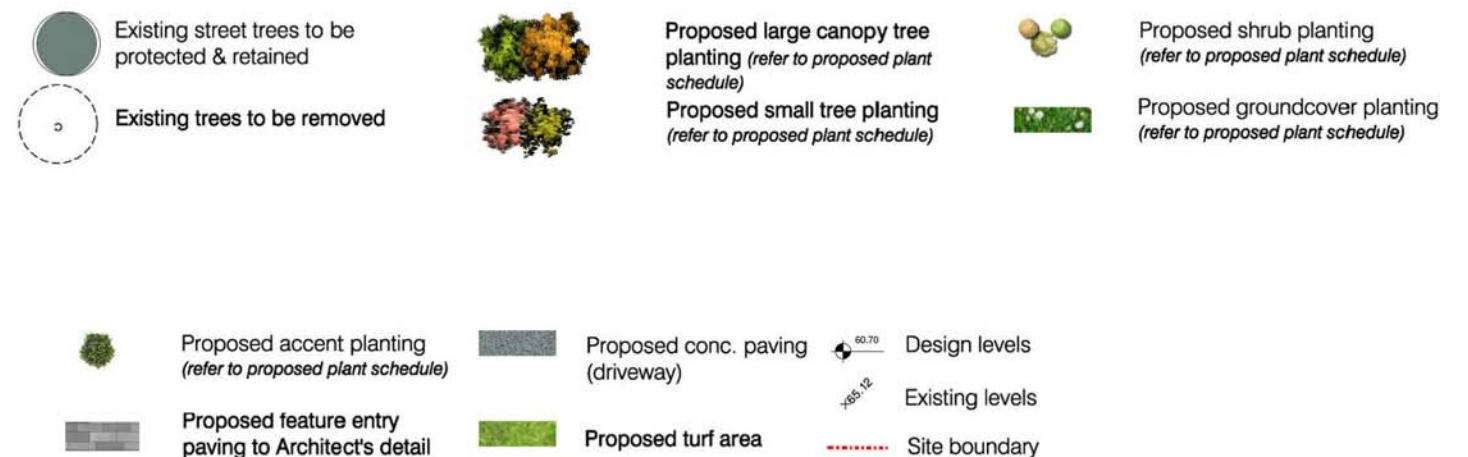
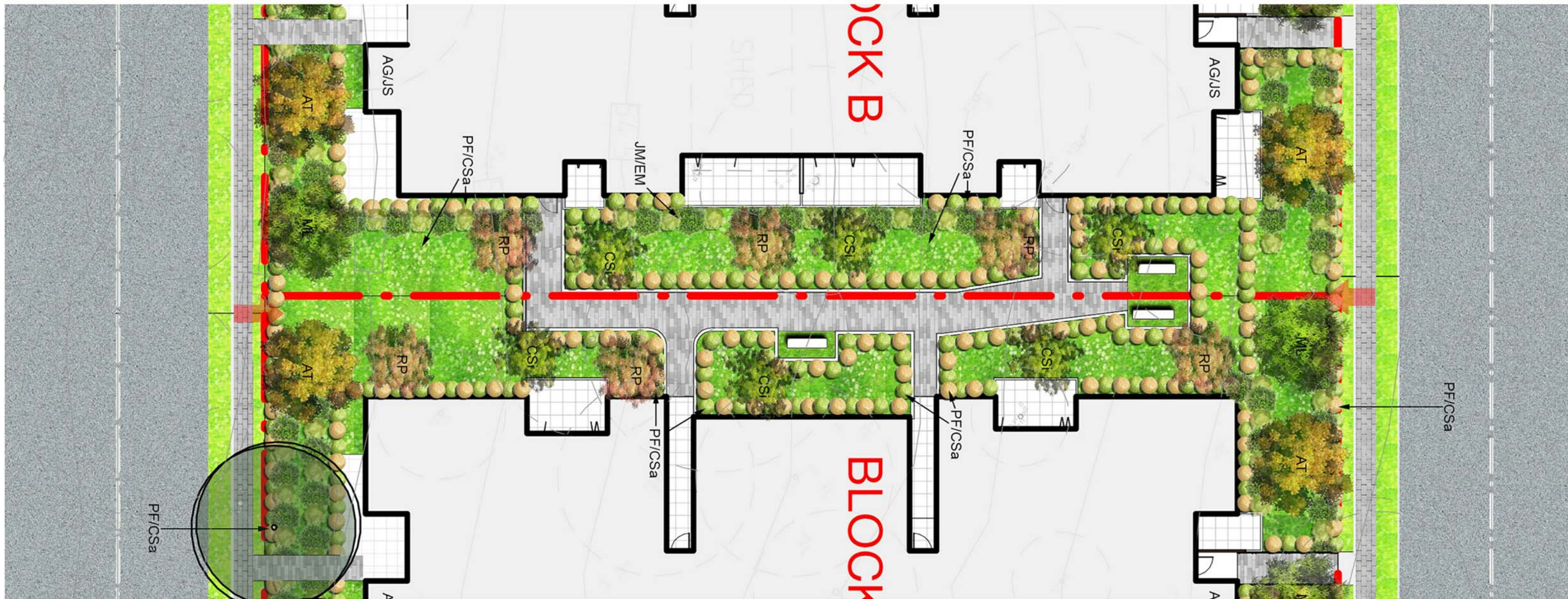
DRAW
60 / 75

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect, Saymon Ochudzawa (RAA)





1 LANDSCAPING PLAN DETAIL B/C

1 : 100 @ A1

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	ISSUE DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/09/17	THIS DRAWING ISSUE HAS BEEN REVIEWED BY
B	AS PER COUNCIL E-MAIL 01.08.2017	SO	SO	14/09/17	
C	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO	16/02/18	
D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/06/19	
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					PROJECT

CLIENT
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DRAWING
LANDSCAPE PLAN DETAILS B/C

DAT
14/06/2019

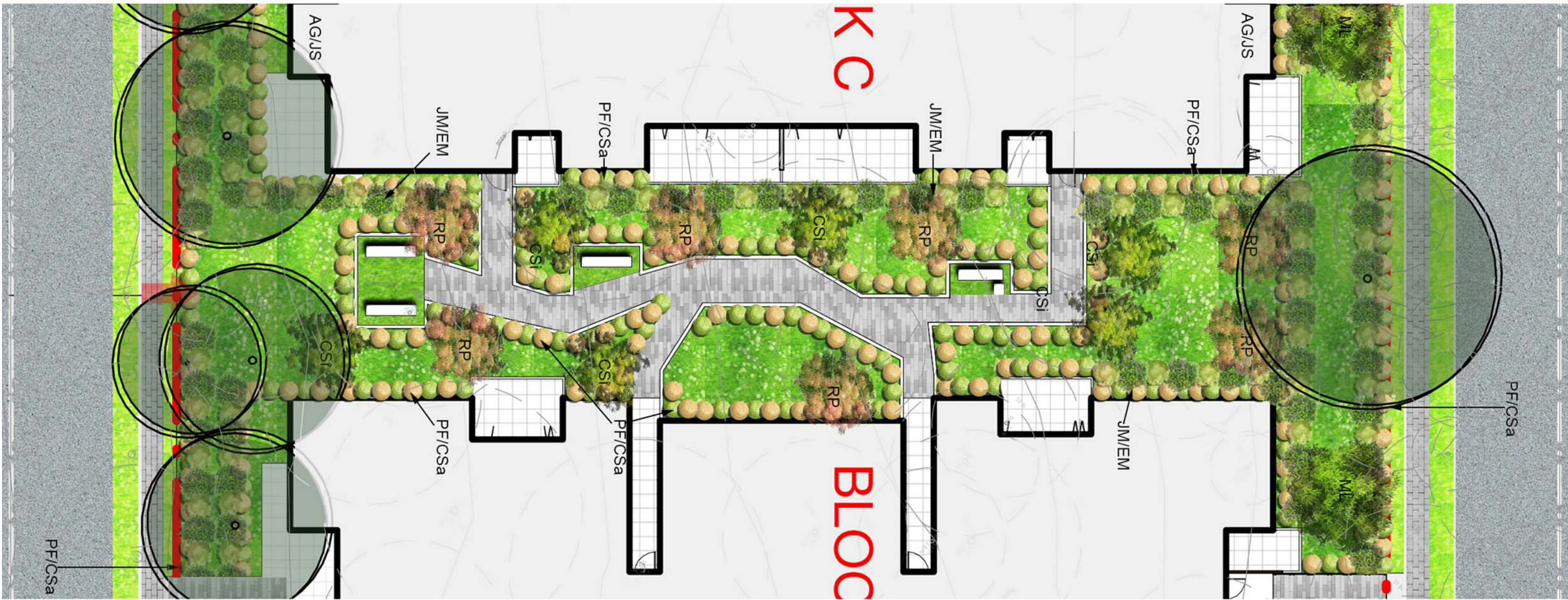
SCALE @
61 / 75

DRAW
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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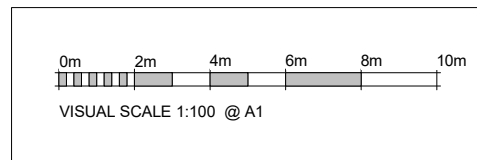
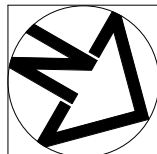


- Existing street trees to be protected & retained
- Existing trees to be removed
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed accent planting (refer to proposed plant schedule)
- Proposed feature entry paving to Architect's detail
- Proposed conc. paving (driveway)
- Proposed turf area
- Design levels
- Existing levels
- Site boundary

1 LANDSCAPING PLAN DETAIL C/D
1 : 100 @ A1

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ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
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DRAWING
LANDSCAPE PLAN DETAILS C/D

DAT
14/06/2019

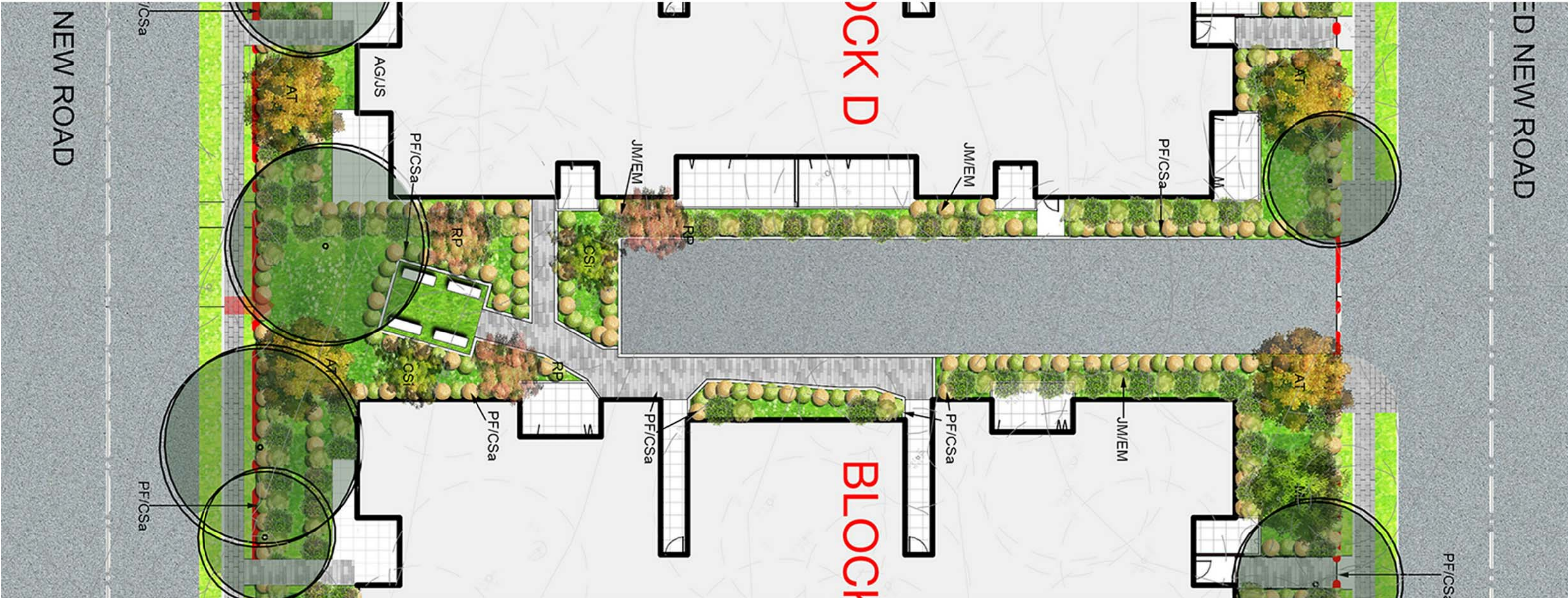
SCALE @
DRAWING
108/16-17 62 / 75

DRAW
ISSUE
F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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Suite 4.04, Level 4, No. 5 Celebration Drive
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





- Existing street trees to be protected & retained
- Existing trees to be removed
- Proposed large canopy tree planting (refer to proposed plant schedule)
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- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)

- Proposed accent planting (refer to proposed plant schedule)
- Proposed feature entry paving to Architect's detail
- Proposed conc. paving (driveway)
- Proposed turf area
- Design levels
- Existing levels
- Site boundary

1

LANDSCAPING PLAN DETAIL D/E

1 : 100 @ A1

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E	ADJUSTMENT OF ROAD R/L	SO	SO	14/06/19	
F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	

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DRAWING
LANDSCAPE PLAN DETAILS D/E

DATE
14/06/2019

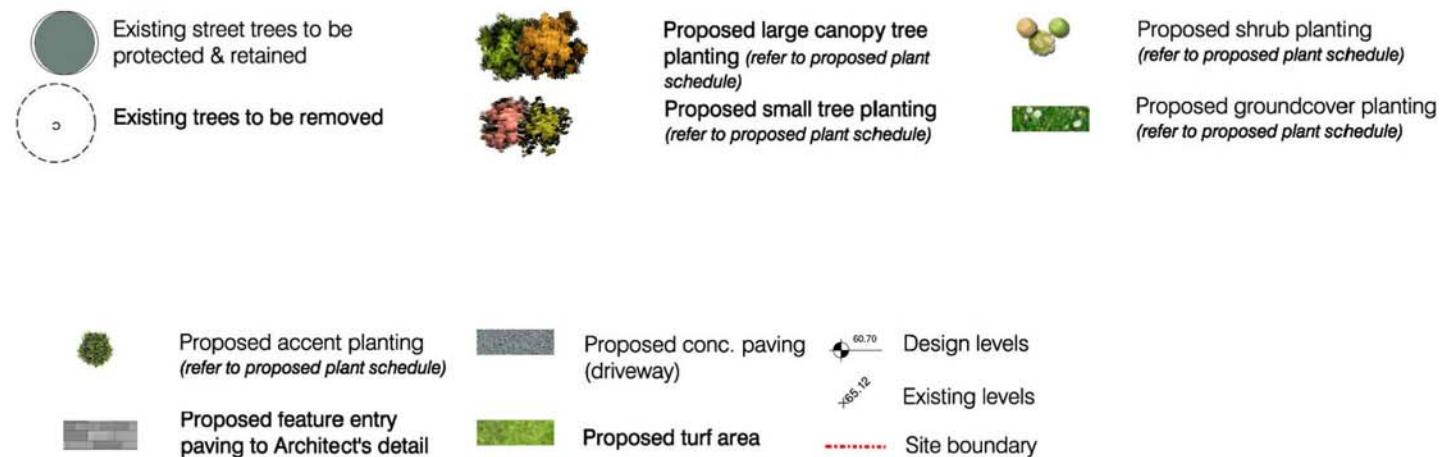
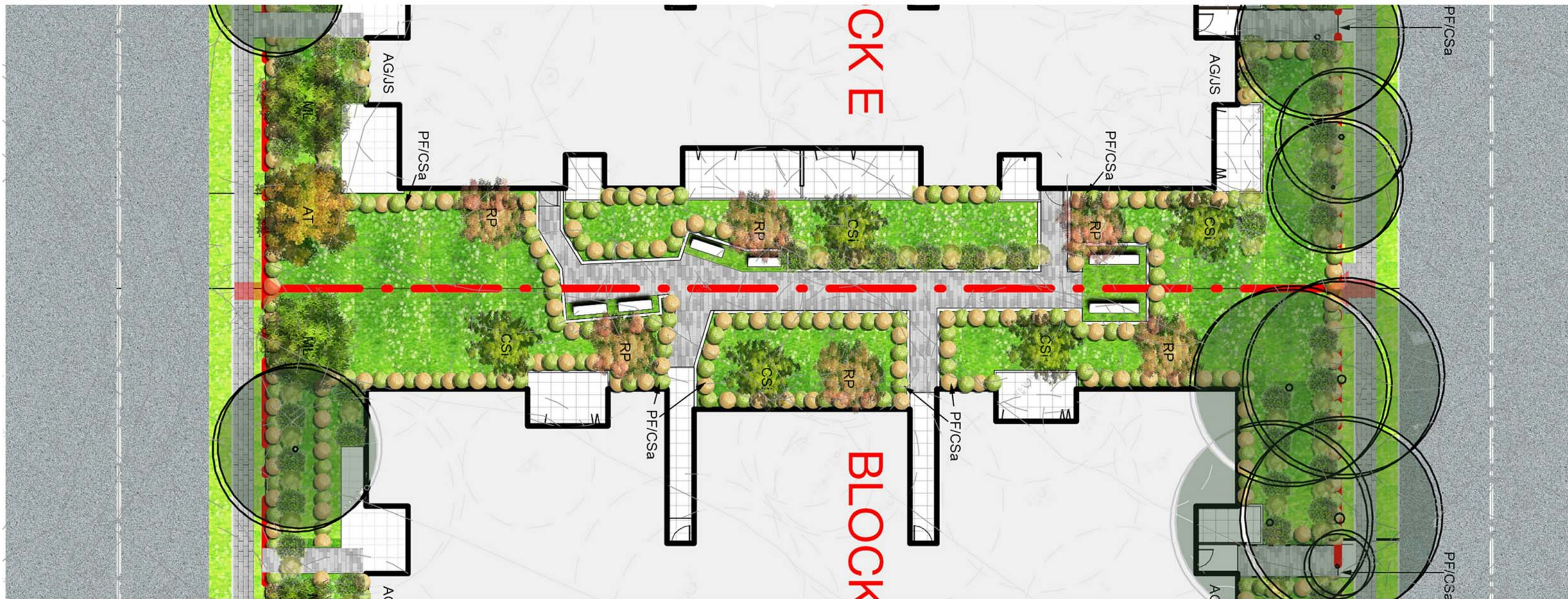
PROJECT
108/16-17

SCALE @
63 / 75

DRAW
F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect, Saymon Ochudzawa (RAA)



1

LANDSCAPING PLAN DETAIL E/F

1 : 100 @ A1

AMENDMENT					THIS DRAWING ISSUE HAS BEEN REVIEWED BY
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E	ADJUSTMENT OF ROAD R/L	SO	SO	14/06/19	
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DRAWING
LANDSCAPE PLAN DETAILS E/F

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

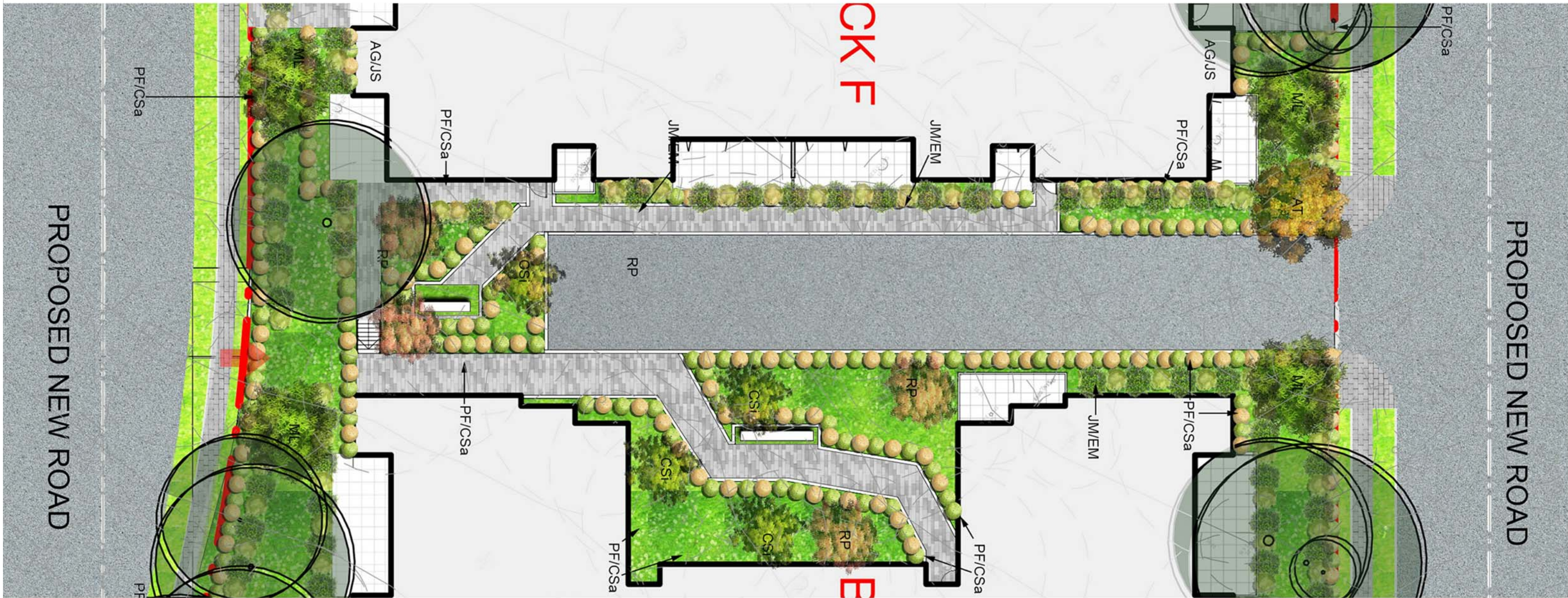
DRAW
64 / 75

ISSUE
F

PROJECT
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50 TALLAWONG ROAD
ROUSE HILL

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-  Existing street trees to be protected & retained
-  Existing trees to be removed
-  Proposed large canopy tree planting (refer to proposed plant schedule)
-  Proposed small tree planting (refer to proposed plant schedule)
-  Proposed shrub planting (refer to proposed plant schedule)
-  Proposed groundcover planting (refer to proposed plant schedule)
-  Proposed accent planting (refer to proposed plant schedule)
-  Proposed feature entry paving to Architect's detail
-  Proposed conc. paving (driveway)
-  Proposed turf area
-  60.70 Design levels
-  x85.12 Existing levels
-  --- Site boundary

1

LANDSCAPING PLAN DETAIL F/G

1:100 @ A1

AMENDMENT					
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					PROJECT

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DRAWING
LANDSCAPE PLAN DETAILS F/G

DAT
14/06/2019

PROJECT
108/16-17

SCALE @
65 / 75

DRAW
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

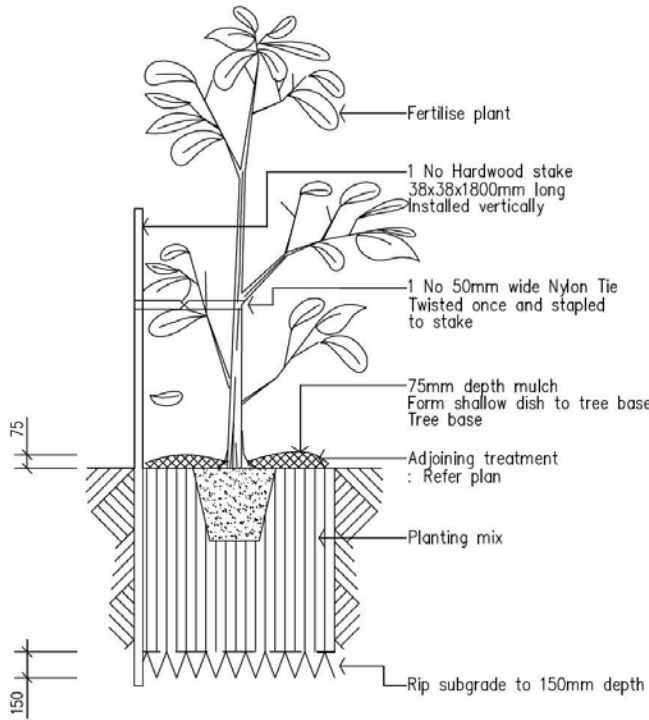
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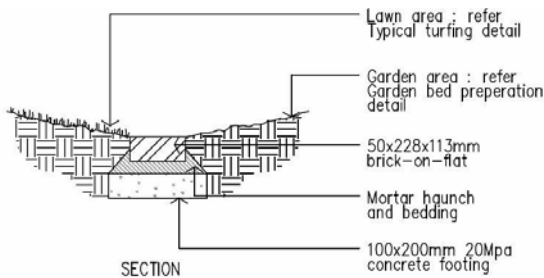
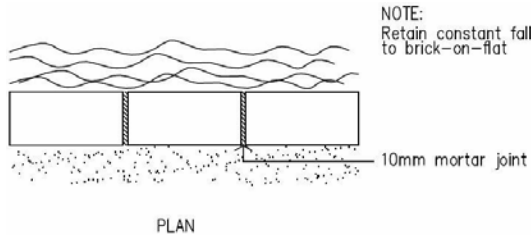
PLANT SCHEDULE

Cod	Latin Name (Common Name - Mature)	Qty	Siz	Stake
Trees				
SG	Syncarpia Glomulifera (Turpentine - 8-12m)	8	75	yes
LC	Lophostemon Conferta (Brush Box -	26	75	yes
BP	Brachychiton Populneus (Kurrajong -	8	70 litre	yes
FP	Fraxinus Pennsylvania Cimmzam Cimmaron (Cimmazam Cimmaron Green Ash - 7-8m)	30	70	yes
Trees				
AT	Allocasuarina Torulosa (Forest Oak -	20	75	yes
ML	Melaleuca Linearifolia (Snow In Summer -	21	75	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust -	27	60 litre	yes
CSI	Cercis Siliquastrum Judas Tree -	27	45	yes
Shrubs				
AG	Abelia Grandiflora (Abelia -	145	25	-
JS	Jacksonia Scoparia (Dogwood -	155	25	yes
JM	Jasminum Mesnyi (Yellow Jasmine -	184	15	-
E	Escallonia Macrantha (Escallonia -	174	15	-
PF	Phlomis Fruticosa (Jerusalem Sage -	1645	10 litre	-
CS	Crowea Saligna (Willow Leaf Crowea -	1665	10	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumner -	-	-	-
AD	Aubrieta Deltoidea (Rock Cress -	-	-	-
Grass				
M	Miscanthus Sinensis Zebrinus (Zebra Grass-	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass -	-	-	-

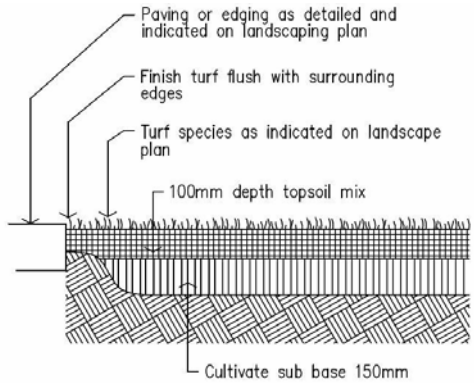
LANDSCAPE DETAILS



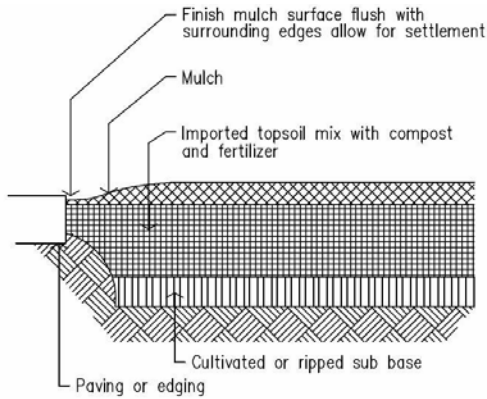
15 – 35 litre Tree planting Detail. Not.To.Scale.



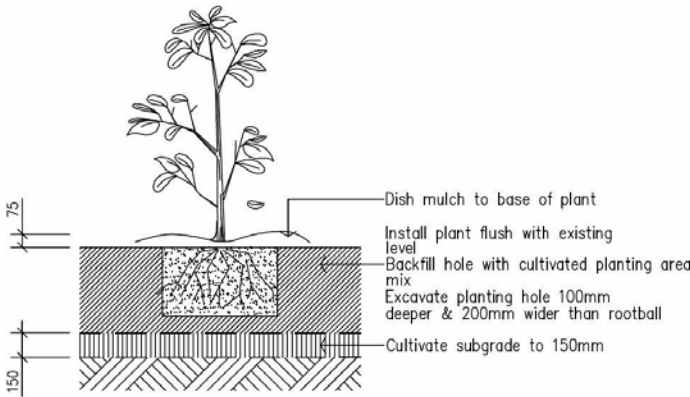
Brick garden edge Detail.



Ground preparation
Grassed area: turf using imported topsoil
Detail. Not.To.Scale.



Ground preparation
Planting area using imported topsoil
Detail. Not.To.Scale.



Planting in garden beds
Detail. Not.To.Scale.

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LANDSCAPING LEGEND

DAT 14/06/2019
PROJECT 108/16-17

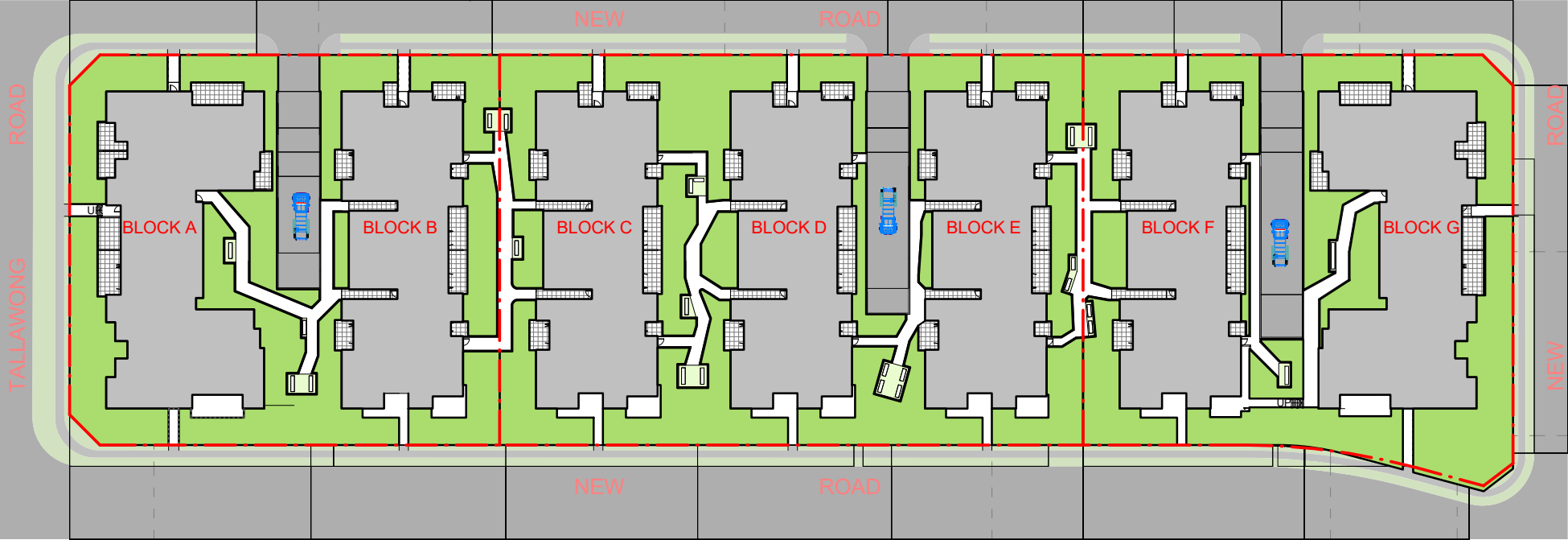
SCALE @ 66 / 75

DRAW
ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





LOT 1

LANDSCAPE AREA

TOTAL SITE : 4,509.47m²
LANDSCAPE REQUIRED: 30.00% (1,352.84m²)
PROVIDED: 37.00% (1,672.08m²)

TOTAL LAWN AREA: 328.95m²
TOTAL GARDEN AREA: 1,225.34m²

LOT 2

LANDSCAPE AREA

TOTAL SITE : 6,154.08m²
LANDSCAPE REQUIRED: 30.00% (1,846.22m²)
PROVIDED: 34.30% (2,111.40m²)

TOTAL LAWN AREA: 465.61m²
TOTAL GARDEN AREA: 1,659.36m²

LOT 3

LANDSCAPE AREA

TOTAL SITE : 4,637.56m²
LANDSCAPE REQUIRED: 30.00% (1,391.27m²)
PROVIDED: 36.79% (1,706.18m²)

TOTAL LAWN AREA: 431.72m²
TOTAL GARDEN AREA: 1,348.44m²

1 LANDSCAPE DIAGRAM
1 : 500 @ A1

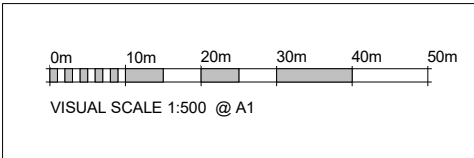
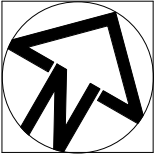
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PROJECT



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HBL DEVELOPMENTS P/L

DRAWING
LANDSCAPE DIAGRAM

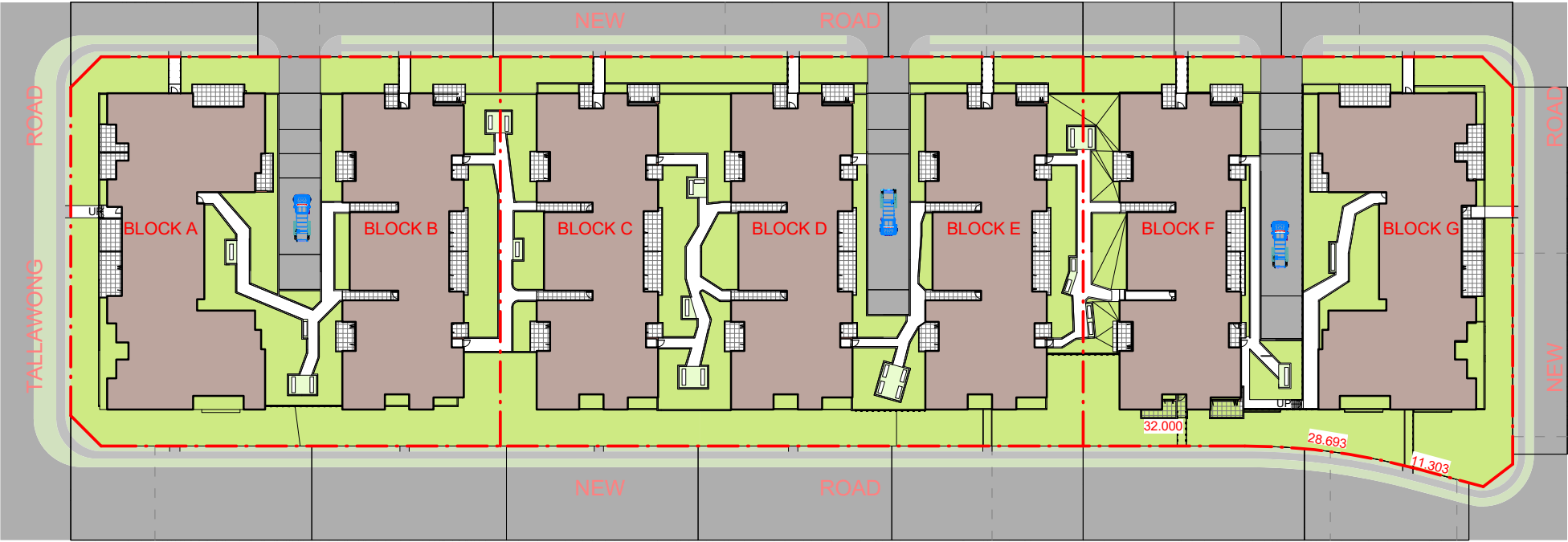
DAT 14/06/2019 SCALE @ DRAW

PROJECT 108/16-17 DRAWING 67 / 75 ISSUE F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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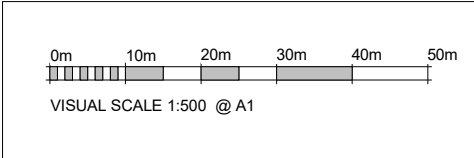
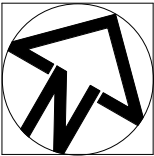




LOT 1	LOT 2	LOT 3
SITE	SITE	SITE
TOTAL SITE : 4,509.47m²	TOTAL SITE : 6,154.08m²	TOTAL SITE : 4,637.56m²
MAX SITE COVERAGE: 50.00% (2,254.74m²)	MAX SITE COVERAGE: 50.00% (3,077.04m²)	MAX SITE COVERAGE: 50.00% (2,318.78m²)
PROVIDED SITE COVERAGE: 42.53% (1,917.97m²)	PROVIDED SITE COVERAGE: 42.98% (2,664.81m²)	PROVIDED SITE COVERAGE: 41.45% (1,922.16m²)

1 SITE COVERAGE DIAGRAM
1 : 500 @ A1

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DRAWING
SITE COVERAGE DIAGRAM

DAT
14/06/2019

PROJECT
108/16-17

SCALE @

DRAWING
68 / 75

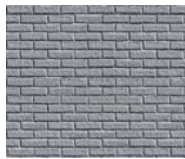
ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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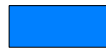
① TIMBER LAMINATED ALUMINIUM PANEL
FEATURE WALL



② FACE BRICK FEATURE WALL



③ ALUMINIUM LOUVRE



④ AFS CONCRETE PAINTED PANEL - BLUE



⑤ AFS CONCRETE PAINTED PANEL - RED



⑥ AFS CONCRETE PAINTED PANEL - YELLOW



⑦ AFS CONCRETE PAINTED PANEL - GREEN

1

EXTERIOR FINISHES - LOT A/G @ A1

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DRAWING
EXTERIOR FINISHES - LOT A/G

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

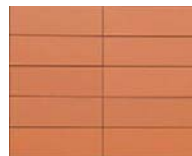
DRAW
69 / 75

ISSUE
F

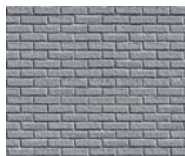
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)





① ALUMINIUM MATRIX PANEL - ORANGE



② FACE BRICK FEATURE WALL



③ AFS CONCRETE PAINTED PANEL - YELLOW



④ AFS CONCRETE PAINTED PANEL -ALABASTER



⑤ ALUMINIUM LOUVRE



⑥ AFS CONCRETE PAINTED PANEL - GREEN

1 EXTERIOR FINISHES - LOT B/F @ A1

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DRAWING
EXTERIOR FINISHES - LOT B/F

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

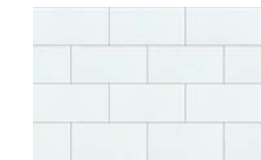
DRAW
70 / 75

ISSUE
F

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Nominated Architect: Saymon Ochudzawa (RAA)





① ALUMINIUM MATRIX PANEL - WHITE



② FACE BRICK FEATURE WALL



③ AFS CONCRETE PAINTED PANEL - RED



④ AFS CONCRETE PAINTED PANEL - YELLOW



⑤ AFS CONCRETE PAINTED PANEL - ALABASTER



⑥ ALUMINIUM LOUVRE

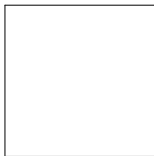
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EXTERIOR FINISHES - LOT C/E @ A1

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F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020		AS	SO	03/04/20

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HBL DEVELOPMENTS P/L

DRAWING
EXTERIOR FINISHES - LOT C/E

DAT
14/06/2019

PROJECT
108/16-17

SCALE @

DRAWING
71 / 75

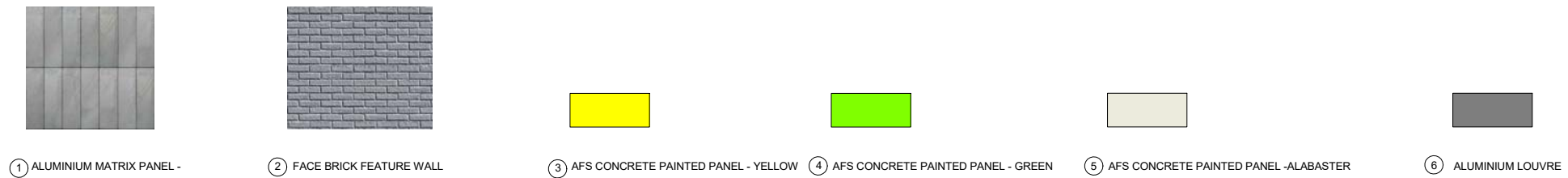
DRAW

ISSUE
F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAA)





1 EXTERIOR FINISHES - LOT D
@ A1

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D	AS PER COUNCIL E-MAIL 06.06.2018	SO	SO	13/09/18	
E	ADJUSTMENT OF ROAD R/L	SO	SO	14/09/19	
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DRAWING
EXTERIOR FINISHES - LOT D

DAT
14/06/2019

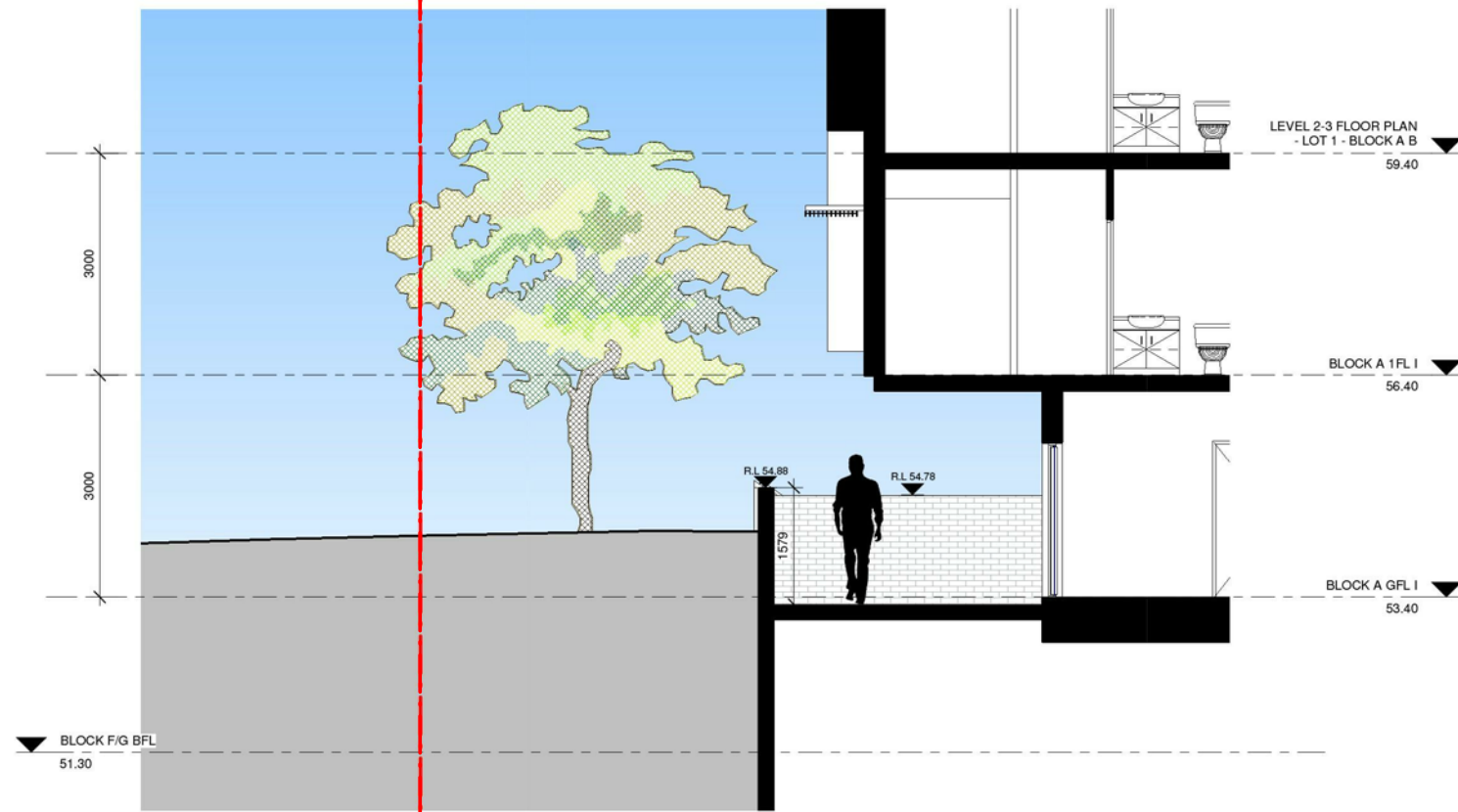
PROJECT
108/16-17

SCALE @
72 / 75

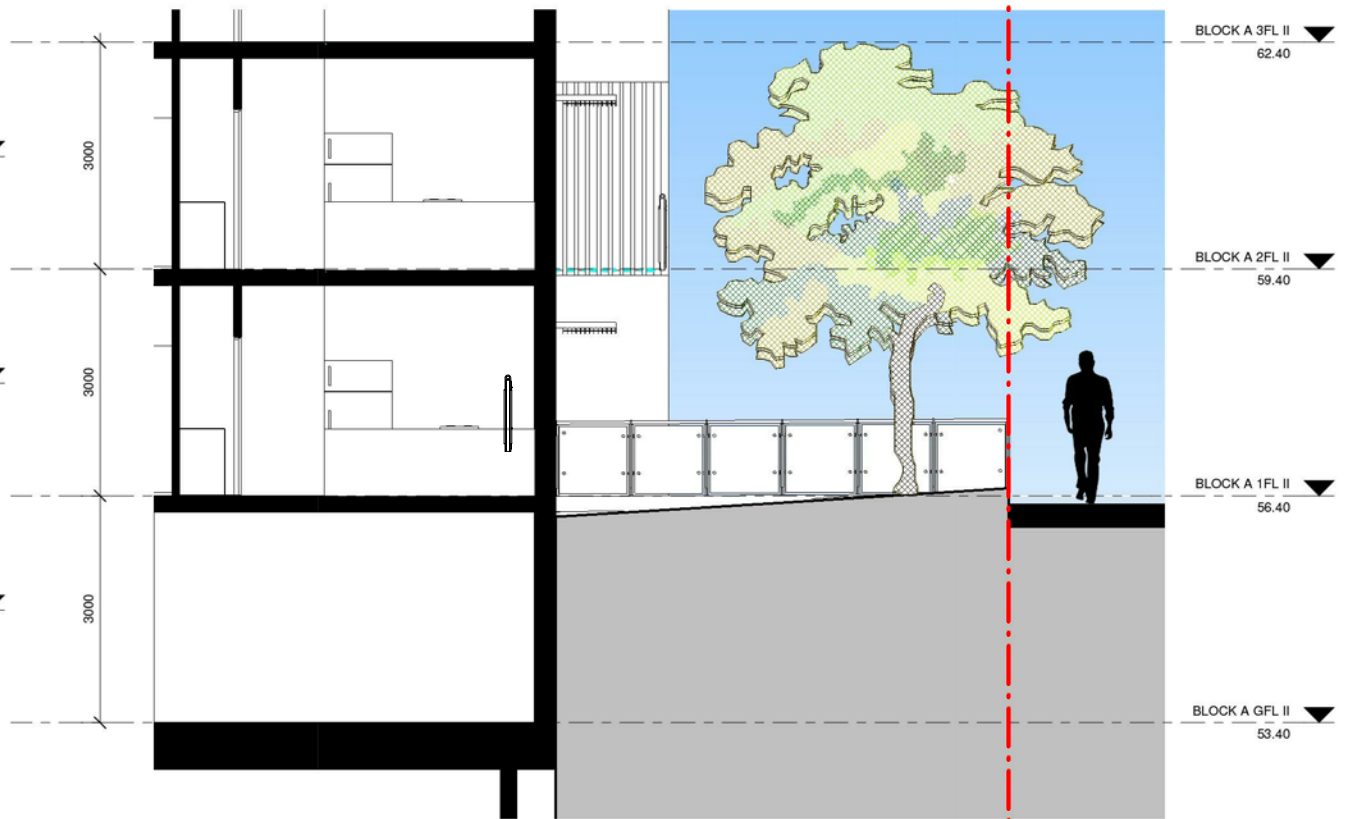
DRAW
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PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

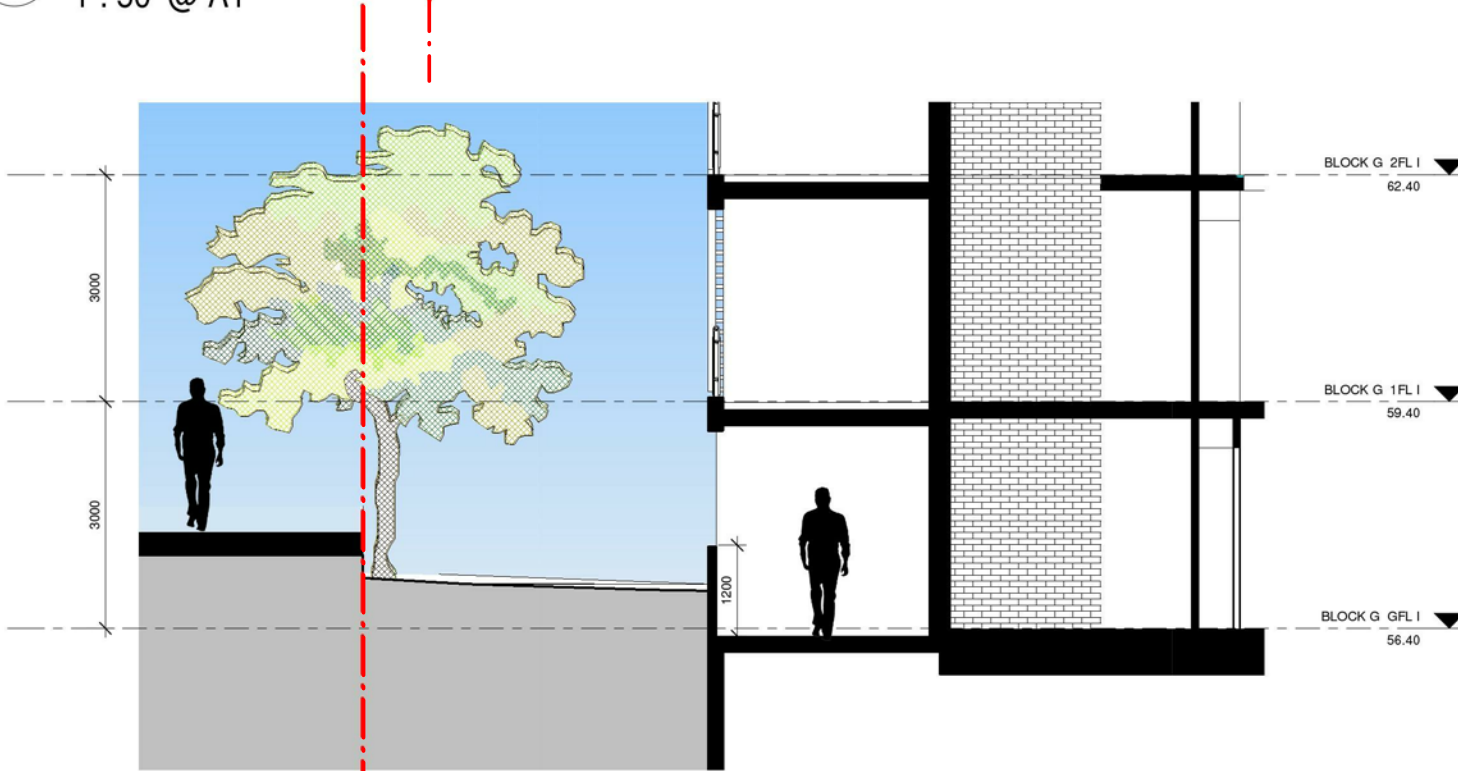
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ABN 70 119 946 575
Nominated Architect: Saymon Ochudzawa (RAA)



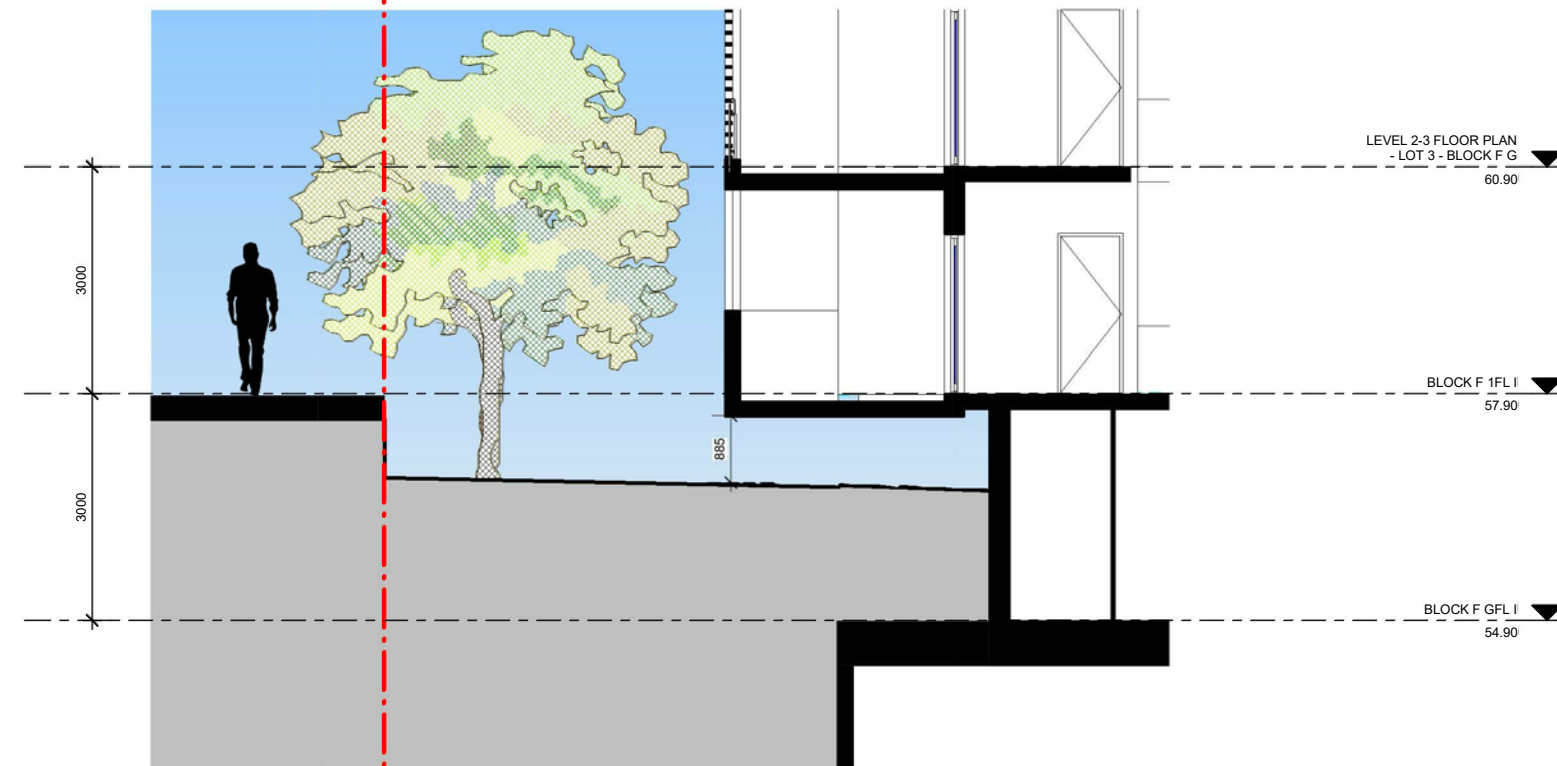
1 DETAIL SECTION 01
1:50 @ A1



2 DETAIL SECTION 02
1:50 @ A1



3 DETAIL SECTION 03
1:50 @ A1



4 DETAIL SECTION 04
1:50 @ A1

ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
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DETAIL SECTION

DAT 14/06/2019
PROJECT 108/16-17

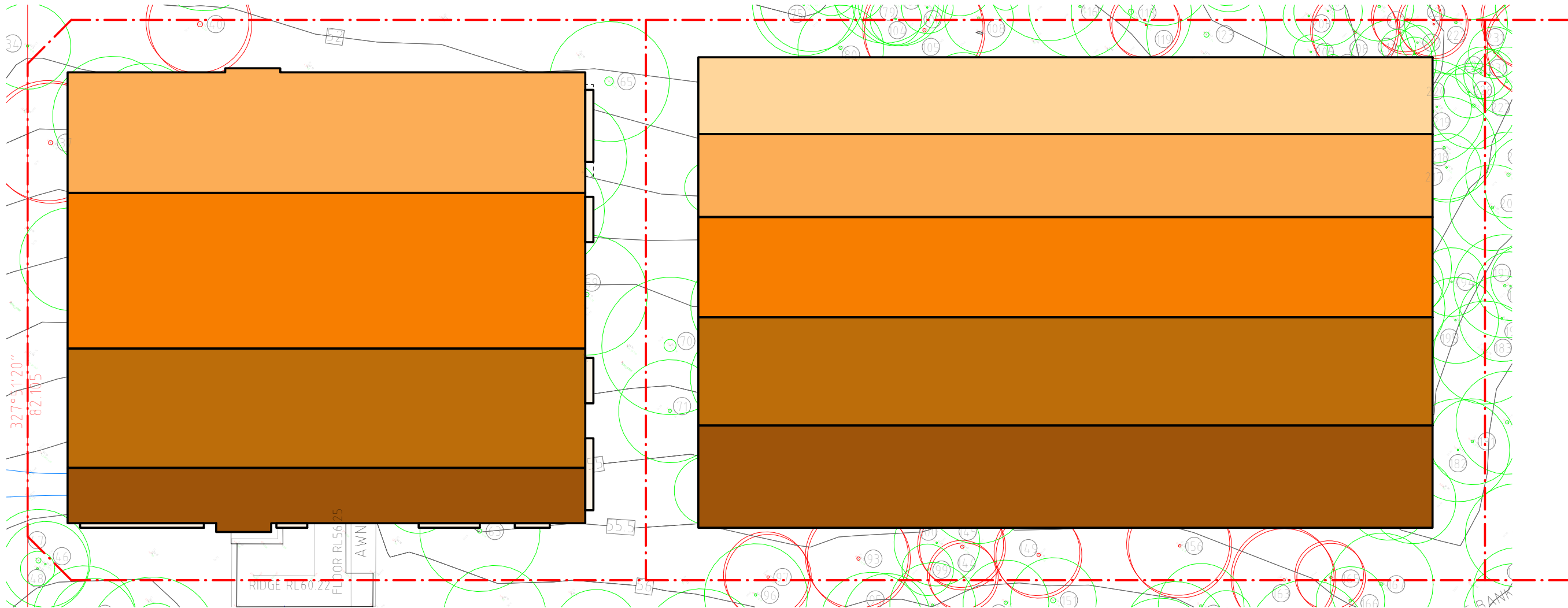
SCALE @
DRAWING 73 / 75

DRAW
ISSUE F

PROJECT
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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KEY

- 0.0m-1.0m Cut
- 1.0m-2.0m Cut
- 2.0m-3.0m Cut
- 3.0m-4.0m Cut
- 4.0m-5.0m Cut
- 5.0m-6.0m Cut
- 6.0m-7.0m Cut
- 7.0m-8.0m Cut
- 8.0m-9.0m Cut
- 9.0m-10.0m Cut
- 10.0m-11.0m Cut

1 CUT & FILL PLAN - PART 1
1:250 @ A1

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DRAWING
CUT & FILL PLAN

DAT
14/06/2019

SCALE @
DRAWING
108/16-17

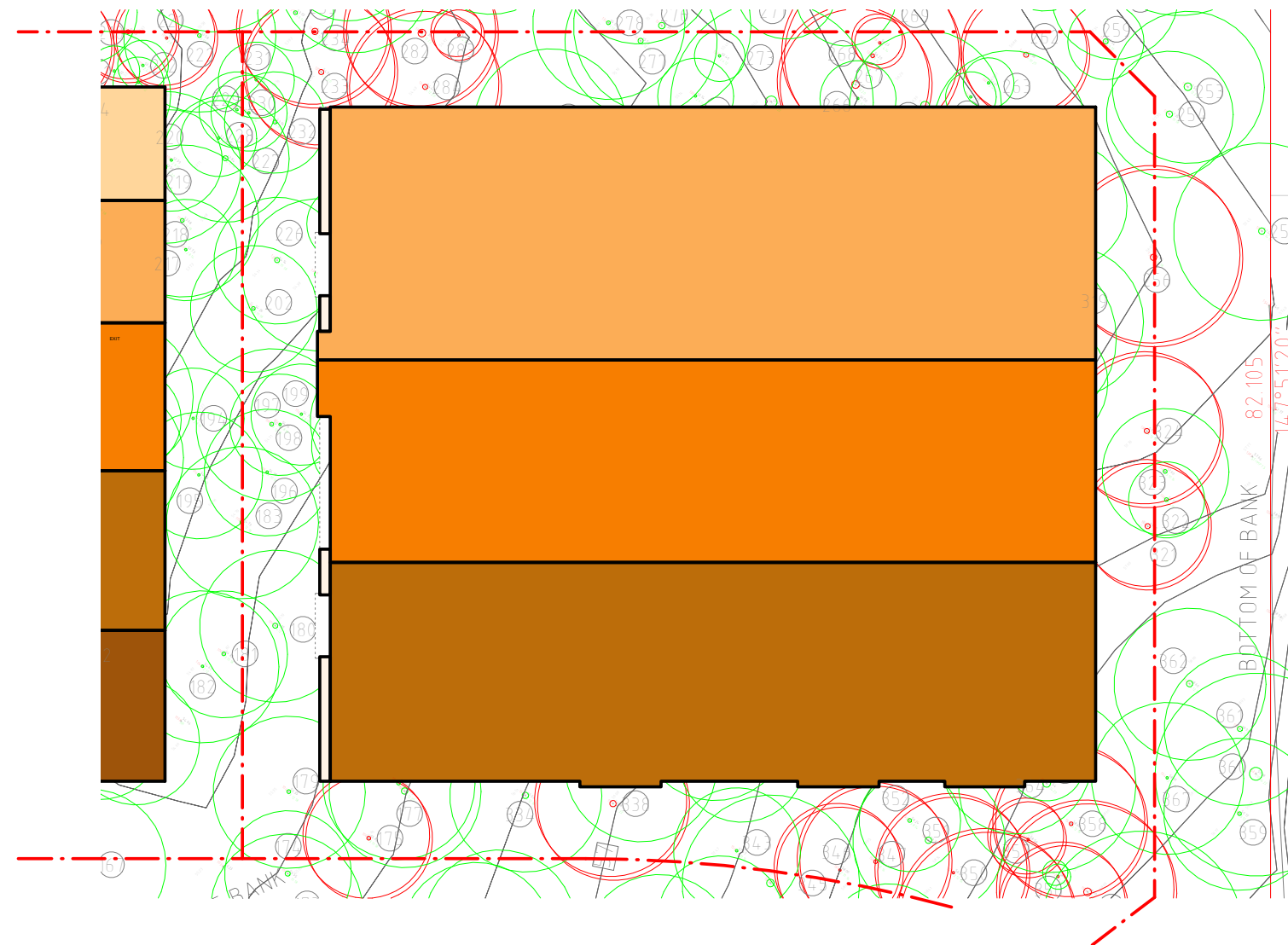
DRAW
74 / 75

ISSUE
F

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50 TALLAWONG ROAD
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KEY

- 0.0m-1.0m Cut
- 1.0m-2.0m Cut
- 2.0m-3.0m Cut
- 3.0m-4.0m Cut
- 4.0m-5.0m Cut
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- 8.0m-9.0m Cut
- 9.0m-10.0m Cut
- 10.0m-11.0m Cut

1 CUT & FILL PLAN - PART 2
1:250 @ A1

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DRAWING
CUT & FILL PLAN

DAT 14/06/2019 SCALE @ DRAWING 75 / 75

PROJECT 108/16-17

ISSUE F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
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