Attachment 5
Sydney Central City Planning Panel Report: SPP-17-00017

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09	SITE PLAN
10	SUBDIVISION / ROAD RESERVE PLAN
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Sheet List										
Sheet Number	Sheet Name									
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DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	01 / 75	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

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T :61 2 8814-6991 FAX: 61 2 8814-699.
M :61 412 06 06 04
E :info @ jsarchitects.com.au



		BLOCK A								BLOCK	Δ				
	UNITS 1-5 (GF)	7.500 (3.600) (3.600)	UNITS 1-11 (LEVEL 1)		1				UNITS		VELS 2 AND 3)				
UNIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4 UNIT5	UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 U		UNIT 9 UNIT 10 UNIT 11		UNIT1 UN	IT 2 UNIT 3	UNIT 4	1			IIT 8	UNIT 9 UNIT	10 UNIT 11	1 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
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 5	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	5.13	81.57 50.5	8 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	1.48	15.15 12.7	8 15.97	9.76
ROOF TERRACE AREA (Level 5)			177.83			10	1844		4						
BEDROOMS	1 3 2 2 2	1 3 2 2 2	2 2 2	2 STUDIO 1		STUDIO	1	2	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								BLOCK	(B				
	UNIT 1-10 4F	UNITS 1-7 GF		TOTALS					UNITS	1-10 (FOR LE	VELS 2 AND 3)				
UNIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4 UNIT5 UNIT6 UNIT7 UNIT8 UNIT9 UNIT10 UNIT1 U	JNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7	ALI	L FLOORS (BLOCK A/B)		UNIT 1 UN	IT 2 UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7 UN	IIT 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	والمحا إحجازها			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 9	99.59 99.59 75.06 62.93 75.02 40.61	тот	AL UNITS 93 I	NOTE THE REAL PROPERTY.	50.17 75	.02 75.26	78.80	99.58	99.58	78.03 74	1.13	75.02 50.1	1	
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 2	21.09 21.09 14.06 8.40 14.52 6.42	тот	AL AREA 7,037.19	qm	8.00 15	.03 10.83	10.70	15.44	15.44	10.70 10	0.83	15.03 8.0		
BEDROOMS	1 2 2 2 3 2 2 2 1 STUDIO	3 3 2 1 2 STUDIO	TOT	AL BALCONY AREA 1,232.77	qm	1	2 2	2	3	3	2	2	2 1		
BEDROOMS PER FLOOR	19	11	тот	AL ROOF TERRACE 388.52	qm					40					
STUDIO	0	2		70 (1)						0					
UNIT 1 BEDROOMS	2	1		175						4					
UNIT 2 BEDROOMS	1	2	тот	AL STUDIO 7 I	Inits					12					
UNIT 3 BEDROOMS	1	2	101	AL 1 BED UNITS 19	Inits					4					
	BLOCK B		тот	AL 2 BED UNITS 52 L	Inits										
	UNITS 1-10 (LEVEL 1)	UNITS 1-6 4F	тот	AL 3 BED UNITS 15	Inits										
UNIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4 UNIT5 UNIT6 UNIT7 UNIT8 UNIT9 UNIT10 UNIT1 U	JNIT 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 1		COLUMN PROPERTY.	/Week/Unit										
TOTAL UNITS	10	6	REC	YCLING WASTE 80 I	/Week/Unit										
AREA PER UNIT (sqm) BALCONY AREA PER UNIT (sqm)		113.58 95.05 95.05 113.55 52.09 10.80 12.46 12.46 10.83 9.60		NERAL WASTE REQUIREMENTS											
ROOF TERRACE AREA (Level 5)	210.69	10.50 12.40 12.40 10.63 5.00	100/4		#DIV/01										
BEDROOMS	1 2 1 2 3 3 2 2 2 1 1	3 3 3 3 1		OVIDED 24 Bins											
BEDROOMS PER FLOOR	19	143													
STUDIO	0	4		YCLING WASTE REQUIREMENTS											
UNIT 1 BEDROOMS UNIT 2 BEDROOMS	3. 5.	2 0		(UIRED (L) 7440 BINS (240L)	#DIV/01										
UNIT 3 BEDROOMS	2	4	PRO	WIDED 37 DHS											
TOTAL COS	MIN = 25.00% = 1,127.37 sqm ADAPTABLE UNIT REQUIREMENTS														
PROVIDED (sqm)	BACLONIES = 27.34% = 1,232.77 sqm	20 % STORAGE STORAGE 93 UNITS PROVIDED GF PROVIDED GF	COMMUNAL COMMU PROVIDED GF PROVIDED GF	4.70/75/											
	ROOF = 8.62% = 388.52 sqm TOTAL UNITS = GROUND = 30.13% = 1.358.51 sqm ADAPTABLE UNITS =	19 UNITS (BLOCK A) (BLOCK B)	(BLOCK A) B)	BLOCK											
	TOTAL = 66.08% = 2,979.80 sqm PROVIDED =	22 UNITS (DESCRIP)	(DECCENT)												
	7 STUDIO x 4 m ³ 28.00 m ³ 28.00 m ³ 28.00 m ³ 19 18ED x 6 m ³ 114.00 m ³ 2000 m ³ 210.00 m ³														
STORAGE REQUIREMENTS	52 2 8FD x 8 m ³ 416 00 m ³ PROPOSED 470 25 m ³	387.356 m³ 166.279 m³	83.20 m ³ 59.19 r	m³											
	15 3 BED x 10 m³ 150.00 m³ STORAGE PROVIDED 182.25 m³														
TOTAL STORAGE SPACE REQUIRED LOBBY/FOYER AREA (sqm)	708.00 m³ 890.50 m³ BLOCK B														
The same seems	193.53 sqm 143.21 sqm	n													
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling STUDIO = 2 1 BED = 19 2														
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 = 22.00 CP												
VISITOR CAR SPACES PROVIDED DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL		= 22.00 CP = 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 SITE AREA			= 144.00 CP = 4,509.47 sgm												
DEEP SOIL REQUIRED	7% of Site Area to have areas with a MIN dimension of 6m		= 315.66 sqm												
DEEP SOIL PROVIDED		23.59%													
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												

AME	NDMENT					
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE		
A	DA ISSUE	SO	SO	08/06/17	THIS DRAWING ISSUE HAS BEEN	
В	AS PER COUNCIL E-MAIL 01.08.2017	so	SO	14/09/17	REVIEWED BY	
С	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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CALCULATION DATA TABLE BLOCK A-B

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	02 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

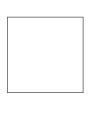
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2133 Australia
T : 612 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E :info @ jsarchitects.com.au
W :www.jsarchitects.com.a
ABI 70 11 948 97



	BLOCI	C/D/E								TOTA	LS									
	UNITS 1-7 GF			ı	UNITS 1-10 (LEVEL 1)				ALL FLOORS (BLO	OCK C/D/E)									
UNIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4 UNIT5 UNIT6 UNIT7	UNIT 1 UNIT	2 UNIT 3	UNIT 4	UNIT 5	UNIT 6 U	NIT 7 UNIT 8	UNIT 9 UNIT 1	10 TOT	TAL AMOUNT OF BLOCKS	3									
UNIT PER FLOOR	1 1 1 1 1 1 1	1 1	1	1	1	1	1 1	1 1												
TOTAL UNITS	7				10				тот	TAL UNITS	129 Units									
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 7	8.03 75.26	75.02 50.17	7 ТОТ	TAL AREA	9,816.39 sqm									
BALCONY AREA PER UNIT (sqm)	6.31 21.09 21.09 14.06 8.40 14.52 6.42	8.00 14.99	9 10.48	10.70	15.44	15.44 1	0.70 10.83	15.03 8.00	тот	TAL BALCONY AREA	1,551.75 sqm									
BEDROOMS	STUDIO 3 3 2 1 2 STUDIO	1 2	1	2	3	3	2 2	2 1	тот	TAL ROOF TERRACE	632.07 sqm									
BEDROOMS PER FLOOR	11		<u> </u>		18															
STUDIO	2				0				STID	DIO	6 Units									
UNIT 1 BEDROOMS	1				3				тот	TAL 1 BED UNITS	30 Units									
UNIT 2 BEDROOMS	2				5				тот	TAL 2 BED UNITS	57 Units									
UNIT 3 BEDROOMS	2				2				тот	TAL 3 BED UNITS	36 Units									
	UNITS 1-8 (4F)	TOTAL COS PROVIDED	D MIN	=	25.00%	=	1,538.52 sqm	ADAPTABLE UNIT REQUI	IREMENTS	rs					UNITS 1-10	2-3F				
UNIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4 UNIT5 UNIT6	(sqm)	BACLONIES	=	25.21%	=	1,551.75 sqm	ALLOCATE 20% OF TOTAL	L UNIT	=	20.00 %	UNIT 1 UN	IT 2 UNIT	3 UNIT 4	UNIT 5	JNIT 6 U	NIT 7	UNIT 8	UNIT 9	UNIT 10
UNIT PER FLOOR	1 1 1 1 1 1		ROOF	=	10.27%	=	632.07 sqm	TOTAL UNITS		1=	129.00 UNITS	1 1	1	1	1	1	1	1	1	1
TOTAL UNITS	6		GROUND	=	36.05%	=	2,218.36 sqm	ADAPTABLE UNITS		=	25.80 UNITS	<u>"</u>			20					
AREA PER UNIT (sqm)	52.09 113.58 95.05 95.05 113.55 52.09		TOTAL	=	71.53%	=	1,402.18 sqm	PROVIDED	100	=	30.00 UNITS	50.17 75	.02 75.2	6 78.80	99.58	99.58 7	78.03	75.13	75.02	50.17
BALCONY AREA PER UNIT (sqm)	9.60 10.80 12.46 12.46 10.83 9.60	6	STUDIO x	4 m	3	24.00 m³		24.00 m ⁸		WASTE COLL	ECTION	8.00 15	.03 10.8	3 10.70	15.44	15.44 1	10.70	10.83	15.03	8.00
ROOF TERRACE AREA (Level 5)	210.69	STORAGE 30	1 BED x	6 m		180.00 m ^a	PROPOSED	270.00 m ^a	GEN	NERAL WASTE	240 L/Week/Unit	1 2	2 2	2	3	3	2	2	2	1
BEDROOMS	1 3 3 3 1	REQUIREME 57	2 BED x	8 m	3	456.00 m ⁸	STORAGE	618.75 m ⁸	REC	CYCLING WASTE	80 L/Week/Unit			-	38					
BEDROOMS PER FLOOR	14	36	3 BED x	10 m	,	360.00 m³	PROVIDED	303.75 m ^a			1									
STUDIO	0	TOTAL				1020.00 m³		1216.50 m³	GER	RNERAL WASTE REQUIREMEN	TS				0					
UNIT 1 BEDROOMS	2					*	***		REQ	QUIRED (L) 30960 BIN	IS (1,100L) 28.15				8					
UNIT 2 BEDROOMS	0							-	PRO	OVIDED 33 Bin	s				12					
UNIT 3 BEDROOMS	4									* *	*				4					
LOBBY/FOYER AREA (sqm)	BLOCK C/D/E								REC	CYCLING WASTE REQUIREMEN	ITS									
	429.63 sqm								REQ	QUIRED (L) 10320 BIN	IS (240L) 43.00									
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling STUDIO = 6 1 BED =	30 2 BED	D =	57	3 BED	=1	54 =	147.00 CP	PRO	OVIDED 50 Bin	s									
RESIDENTIAL CAR SPACES PROVIDED				*			=	179.00 CP		•										
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking						=	25.80 CP												
VISITOR CAR SPACES PROVIDED							=	30.00 CP		OMMUNAL PROVIDED	177.57 m ³									
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL						=	14.70 CP		GF (BLOCK C/D/E)										
DISABLE PARKING SPACE PROVIDED							=	17.00 CP												
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings						=	43.00 BP												
BICYCLE PARKING SPACE PROVIDED							=	50.00 BP	-											
TOTAL CAR SPACES REQUIRED							=	172.80 CP	ST	TORAGE PROVIDED GF	498.837 m ³									
TOTAL CAR SPACES PROVIDED							-	209.00 CP		(BLOCK C/D/E)										
SITE AREA							=	6,154.08 sqm												
DEEP SOIL REQUIRED	7% of Site Area to have areas with a MIN dimension of 6m						1 1 1 1	430.79 sqm												
DEEP SOIL PROVIDED							20.69% =	1,273.26 sqm												
LANDSCAPE AREA REQUIRED	30% of Site Area						=	1,846.22 CP												
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 2124.97 sqm						34.53% =	2,124.97 CP												







CLIENT HBL DEVELOPMENTS P/L

DRAWING

CALCULATION DATA TABLE BLOCK C-E

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	03 / 75	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
T : 51.2 8814-6991 FAX: 61.2 8814-6992
M : 51.412.0 60 6M
E : info @ jaarchitects.com.au
W : Www.jsarchitects.com.a
AN 11 VI 364 375
Hontinated Virelbect Symnon Ochutzawa (RANA



				BLO	CK F								TO	OTALS					BLO	OCK F								
		UNITS 1-7 GF						UNITS	-10 1F				ALL FLOO	RS (BLOCK F/G)					UNITS	1-10 2F-3F								
IIT NUMBER	UNIT1 UNIT2 UNIT3 UNIT4	UNIT 5 UNIT 6	UNIT 7		UNIT 1	UNIT 2 UNIT	3 UNIT	4 UNIT 5	UNIT 6	UNIT 7	UNIT 8	JNIT 9 UNIT 10			UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	JNIT 10				
IT 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				
FAL UNITS		7	40.	**			10	10			- 1		TOTAL UNITS	93 Units				W	.0	20			- 1					
EA 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				
CONY 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 sgm	8.00	15.03	10.83	10.70	15.44	15.44	10.70	10.83	15.03	8.00				
OF TERRACE AREA (Level 5)				210	0.69								TOTAL ROOF TERRACE	388.52 sqm										7				
ROOMS	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				
ROOMS PER FLOOR		11						15										-		40								
DIO		,						0					STUDIO	7 Units						0								
IT 1 BEDROOMS		1						3					TOTAL 1 BED UNITS	19 Units						4								
IT 2 BEDROOMS	_	2						5					TOTAL 2 BED UNITS	52 Units						12								
	4												TOTAL 3 BED UNITS	15 Units						4				-				
T 3 BEDROOMS	4	2						2	DLOC	N C			TOTAL 3 BED UNITS	15 Units						4								
		BLOCK F							BLOC																			
		UNITS 1-6 (LEVEL 4)	7						UNITS 1-	-5 (GF)																		
T NUMBER	UNIT 1 UNIT 2 UNIT 3 UNIT 4				UNIT 1			4 UNIT 5																				
PER FLOOR	1 1 1	1 1			1	1 1	1	1																				
AL UNITS		6	100						5		VI.																	
A 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																				
CONY 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						J.														
OF TERRACE AREA (Level 5)		100000																										
ROOMS	1 3 3 3	3 1			2	1 3	2	2																				
ROOMS PER FLOOR		14		77 17		(C) (M)	100		10	i. 10	100	- 1	* *															
010		0							0	ř.																		
T 1 BEDROOMS		2							1																			
T 2 BEDROOMS		0							3																			
T 3 BEDROOMS		4							1	*																		
1 3 BEDROOMS		*				BLOCK G														BLOG	CVC							
		LIKUTE	5 1-11 1F			BLUCK G				111	NITS 1-10 (L	EVEL AL								UNITS 1-								
T NUMBER	UNIT 1 UNIT 2 UNIT 3 UNIT 4			UNIT9 UNIT 10	LIMIT 11	UNIT	1 UNIT	2 UNIT 3	HINIT A				UNIT 9 UNIT 10	0	UNIT 1	LINIT 2	LIMIT 3	LIMITA	UNIT 5		UNIT 7	LIMIT 8	UNIT 9 U	INIT 10				
T PER FLOOR	1 1 1 1	1 1	1 1	1 1	1	1	200	1	1	-	1	1 1	1 1	X-1	1	1	1	1	Old S	1	1	1	1	1				
AL UNITS	1 1 1 1			1 1	1	1	1	1	- 1	1	-	1 1	1 1		1	1	1	1	1			1	1	1				
70.000000			11		202						10									24	100							
A PER UNIT (sqm)	55.05 101.39 81.57 75.00				50.58	52.85			74.14			75.14 81.57			42.02	83.86	50.58	81.57			98.90			50.58				
CONY 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				
F TERRACE AREA (Level 5)		-				177.83	-		-				1						-				-					
ROOMS	1 3 2 2			2 STUDIO	1	1	2	2	2	3		2 2	2 1		STUDIO	2	1	2	2	2		2	2	1				
ROOMS PER FLOOR			20								19									40	0							
DIO			1								0									4								
1 BEDROOMS			2								2									- 4	1							
T 2 BEDROOMS	A		7								7									16								
T 3 BEDROOMS			1								1									0)							
RAGE REQUIREMENTS	7 STUDIO x 4 m ⁸	28.00 m ⁸		28.00 m ⁸	ADAPTABLE U	NIT REQUIREMENTS					MIN		25.00% =	1,164.64 sqm						1		Y.						
	19 1 BED x 6 m*	114.00 m*	P /	210.00 m²	ALLOCATE 209	GOF TOTAL UNIT	=	20.00	6		BAC	LONIES =	26.02% =	1,212.11 sqm														
	1000					COLUMN CITY									COMMUNAL	COMMUNAL PROVIDED		MMUNAL PROVIDED 50.74 3				7.4 m ³	STORAGE	PROVIDED GF	166.27	79 m³		
	52 2 BED x 8 m ⁸	416.00 m ⁸	PROPOSED STORAGE	453.75 m ⁸	TOTAL UNITS	OI. TOTAL OWN	=	93.00	JNITS	TOTAL COS PRO	OVIDED	F =	8.34% =	388.52 sqm	CEIRIO		50.7	7-4-DE		OCK E)	100.2							
			PROPOSED STORAGE PROVIDED	453.75 m*	TOTAL UNITS ADAPTABLE U		=	93.00 18.60	INITS	(sqm)	ROX	UND =	8.34% = 29.16% =	388.52 sqm	GF (BLO		50.7	74.01		OCK F)	100.2							
'AL STORAGE SPACE REQUIRED (m³)	52 2 BED x 8 m ⁸	416.00 m ⁸		453.75 m° 202.50 m°				18.60	INITS		ROX	UND =		388.52 sqm 1.358.25 sqm	GF (BLO		50,7	24.00		OCK F)	100.21							
	52 2 BED x 8 m ⁸	416.00 m³ 150.00 m²		453.75 m² 202.50 m² 894.25 m²	ADAPTABLE U			18.60	INITS		GRO	UND =	29.16% =	388.52 sqm 1,358.25 sqm	GF (BLO		50,7	74110		OCK F)	3002	- 1						
	52 2 8ED x 8 m ⁸ 15 3 BED x 10 m ⁸ BLOCK F	416.00 m³ 150.00 m²		453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G	NITS		18.60	INITS		GRO	UND =	29.16% = 63.52% =	388.52 sqm 1.358.25 sqm 2.958.88 sqm		CK F)	50.7	74.11	(BL		1002							
BY/FOYER AREA (sqm)	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143.21 sqm	416.00 m³ 150.00 m² 708.00 m³	PROVIDED	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	INITS	(sqm)	GRO	UND =	29.16% = 63.52% =	388.52 sqm 1.358.25 sqm 2.958.88 sqm	COMMUNAL	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
BY/FOYER AREA (sqm) IDENTIAL PARKING REQUIRED	52 2 8ED x 8 m ⁸ 15 3 BED x 10 m ⁸ BLOCK F	416.00 m³ 150.00 m²	PROVIDED	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	GRO	95.50 CP	29.16% = 63.52% = WASTE	388.52 sqm 1.358.25 sqm 2,958.88 sqm E COLLECTION 240 t/Week/Unit		CK F)		32 m³	(BL STORAGE		387.35	56 m³						
IY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143.21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	GRC TOT	95.50 CP 120.00 CP	29.16% = 63.52% = WASTE	388.52 sqm 1.358.25 sqm 2.958.88 sqm	COMMUNAL	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
Y/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED OR CAR SPACES REQUIRED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143.21 sqm	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	FOX TOT	95.50 CP 120.00 CP 18.60 CP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit	COMMUNAL	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
V/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED OR CAR SPACES REQUIRED OR CAR SPACES PROVIDED	52 2 BED x 8 m ⁸ 15 3 BED x 10 m ² BLOCK F 143.21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	GRC TOT	95.50 CP 120.00 CP 18.60 CP 22.00 CP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUII	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
BY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED FOR CAR SPACES REQUIRED FOR CAR SPACES PROVIDED BLE PARKING SPACE REQUIRED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143.21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	RCX GRC TOI	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 222	388.52 sqm 1.358.25 sqm 2.958.88 sqm COLLECTION 240 L/Week/Unit 80 L/Week/Unit 80 BINS (1,1001) 20.29	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
BY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED TOR CAR SPACES REQUIRED TOR CAR SPACES PROVIDED BLE PARKING SPACE REQUIRED BLE PARKING SPACE PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	RCX GRC TOT	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 222	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
DY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED OR CAR SPACES REQUIRED OR CAR SPACES PROVIDED BLE PARKING SPACE REQUIRED CLE PARKING SPACE REQUIRED CLE PARKING SPACE REQUIRED	52 2 BED x 8 m ⁸ 15 3 BED x 10 m ² BLOCK F 143.21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	RCX GRC TOI	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP 12.00 CP 31.00 BP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 t//Week/Unit 80 t//Week/Unit 80 BINS (1,1001) 20.29	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
BY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED FOR CAR SPACES REQUIRED FOR CAR SPACES REQUIRED FOR CAR SPACES PROVIDED BLE PARKING SPACE REQUIRED BLE PARKING SPACE REQUIRED CLE PARKING SPACE REQUIRED CLE PARKING SPACE PROVIDED CLE PARKING SPACE PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	(sqm)	RCX GRC TOT	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP 12.00 CP 31.00 BP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE REQUIRED (L) PROVIDED RECYCLING WASTE REQUI	388.52 sqm 1.358.25 sqm 2.958.88 sqm 2.01 t/Week/Unit 80 t/Week/Unit 80 t/Week/Unit 820 BINS (1,1001) 24 BIns 820 BINS (1,1001) 24 BIns	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
BY/FOYER AREA (sqm) DENTIAL PARKING REQUIRED DENTIAL CAR SPACES PROVIDED FOR CAR SPACES REQUIRED FOR CAR SPACES PROVIDED BLE PARKING SPACE REQUIRED BLE PARKING SPACE REQUIRED CLE PARKING SPACE REQUIRED LLE CAR SPACES REQUIRED AL CAR SPACES REQUIRED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	22.5	RCX GRC TOT	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP 12.00 CP 31.00 BP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED RECYCLING WASTE REQUIRED (L) 7.	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit 820 BINS (1,100L) 20.29 24 Bins REMENTS 440 BINS (240L) 31.00	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
IBY/FOYER AREA (sqm) IDENTIAL PARKING REQUIRED IDENTIAL CAR SPACES PROVIDED ITOR CAR SPACES REQUIRED ITOR CAR SPACES PROVIDED ABLE PARKING SPACE REQUIRED ABLE PARKING SPACE REQUIRED YCLE PARKING SPACE REQUIRED YCLE PARKING SPACE PROVIDED IAL CAR SPACES REQUIRED IAL CAR SPACES PROVIDED IAL CAR SPACES PROVIDED IAL CAR SPACES PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL	416.00 m³ 150.00 m² 708.00 m²	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	22.5	RCX GRC TOI	95.50 CP 120.00 CP 18.60 CP 22.00 CP 13.00 CP 31.00 BP 144.10 CP	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED RECYCLING WASTE REQUIRED (L) 7.	388.52 sqm 1.358.25 sqm 2.958.88 sqm 2.01 t/Week/Unit 80 t/Week/Unit 80 t/Week/Unit 820 BINS (1,1001) 24 BIns 820 BINS (1,1001) 24 BIns	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m ⁹						
BBY/FOYER AREA (sqm) IDENTIAL PARKING REQUIRED IDENTIAL CAR SPACES PROVIDED ITOR CAR SPACES REQUIRED ITOR CAR SPACES REQUIRED ITOR CAR SPACES PROVIDED ABLE PARKING SPACE REQUIRED YCLE PARKING SPACE REQUIRED YCLE PARKING SPACE PROVIDED YCLE PARKING SPACE PROVIDED TAL CAR SPACES REQUIRED TAL CAR SPACES REQUIRED TAL CAR SPACES PROVIDED E AREA	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁹ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL	416.00 m³ 150.00 m² 708.00 m³ STUDIO	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	22.5	RCX GRC TOI	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP 12.00 CP 13.00 BP 14.10 CP 4.658.55 gm	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED RECYCLING WASTE REQUIRED (L) 7.	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit 820 BINS (1,100L) 20.29 24 Bins REMENTS 440 BINS (240L) 31.00	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
SBY/FOYER AREA (sqm) SIDENTIAL PARKING REQUIRED SIDENTIAL CAR SPACES PROVIDED ITOR CAR SPACES REQUIRED ITOR CAR SPACES REQUIRED ITOR CAR SPACES PROVIDED ABLE PARKING SPACE REQUIRED YCLE PARKING SPACE REQUIRED YCLE PARKING SPACE PROVIDED YCLE PARKING SPACE PROVIDED TAL CAR SPACES REQUIRED TAL CAR SPACES PROVIDED TAL CAR SPACES PROVIDED E AREA E PE SOIL REQUIRED P SOIL PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁸ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL 1 per 3 dwellings	416.00 m³ 150.00 m² 708.00 m³ STUDIO	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	22.5	ROX GRC	95.50 CP 120.00 CP 18.60 CP 22.00 CP 9.55 CP 12.00 CP 31.00 BP 37.00 BP 114.10 CP 142.00 CP 4.658.55 stm 326.10 sqm 886.52 sqm	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED RECYCLING WASTE REQUIRED (L) 7.	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit 820 BINS (1,100L) 20.29 24 Bins REMENTS 440 BINS (240L) 31.00	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						
SIDENTIAL CAR SPACES PROVIDED SITOR CAR SPACES REQUIRED SITOR CAR SPACES PROVIDED SABLE PARKING SPACE REQUIRED SABLE PARKING SPACE REQUIRED CYCLE PARKING SPACE REQUIRED CYCLE PARKING SPACE PROVIDED CYCLE PARKING SPACE PROVIDED TAL CAR SPACES REQUIRED TIAL CAR SPACES PROVIDED	52 2 8ED x 8 m ⁸ 15 3 8ED x 10 m ⁸ BLOCK F 143,21 sqm 1 space/dwelling OR 1.5 space/3+ bedroom dwelling 1 visitor car parking space per 5 apartments + 2 Carwash 10% OFF TOTAL RESIDENTIAL 1 per 3 dwellings 7% of Site Area to have areas with a MIN dimension of 60	416.00 m³ 150.00 m² 708.00 m³ STUDIO	PROVIDED = 2	453.75 m² 202.50 m² 894.25 m²	ADAPTABLE UI PROVIDED BLOCK G 193.53	NITS	=	18.60	JNITS JNITS JNITS	22.5	ROX GRC	95.50 CP 120.00 CP 18.60 CP 22.00 CP 31.00 EP 37.00 EP 114.10 CP 4,650.55 sqm 326.10 sqm	29.16% = 63.52% = WASTE GENERAL WASTE RECYCLING WASTE GERNERAL WASTE REQUIRED (L) 22. PROVIDED RECYCLING WASTE REQUIRED (L) 7.	388.52 sqm 1.358.25 sqm 2.958.88 sqm E COLLECTION 240 L/Week/Unit 80 L/Week/Unit 820 BINS (1,100L) 20.29 24 Bins REMENTS 440 BINS (240L) 31.00	COMMUNAL GF (BLO	CK F)			(BL STORAGE	PROVIDED GF		56 m³						

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	so	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17
С	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
REPR	EPTS AND INFORMATION CONTAINED IN THIS DRA DDUCED IN WHOLE OR PART OR BY ANY MEDIUM CHITECTS PTY LTD. DO NOT SCALE THIS DRAWIN	, WITHOUT THE	WRITTEN PE	RMISSION OF

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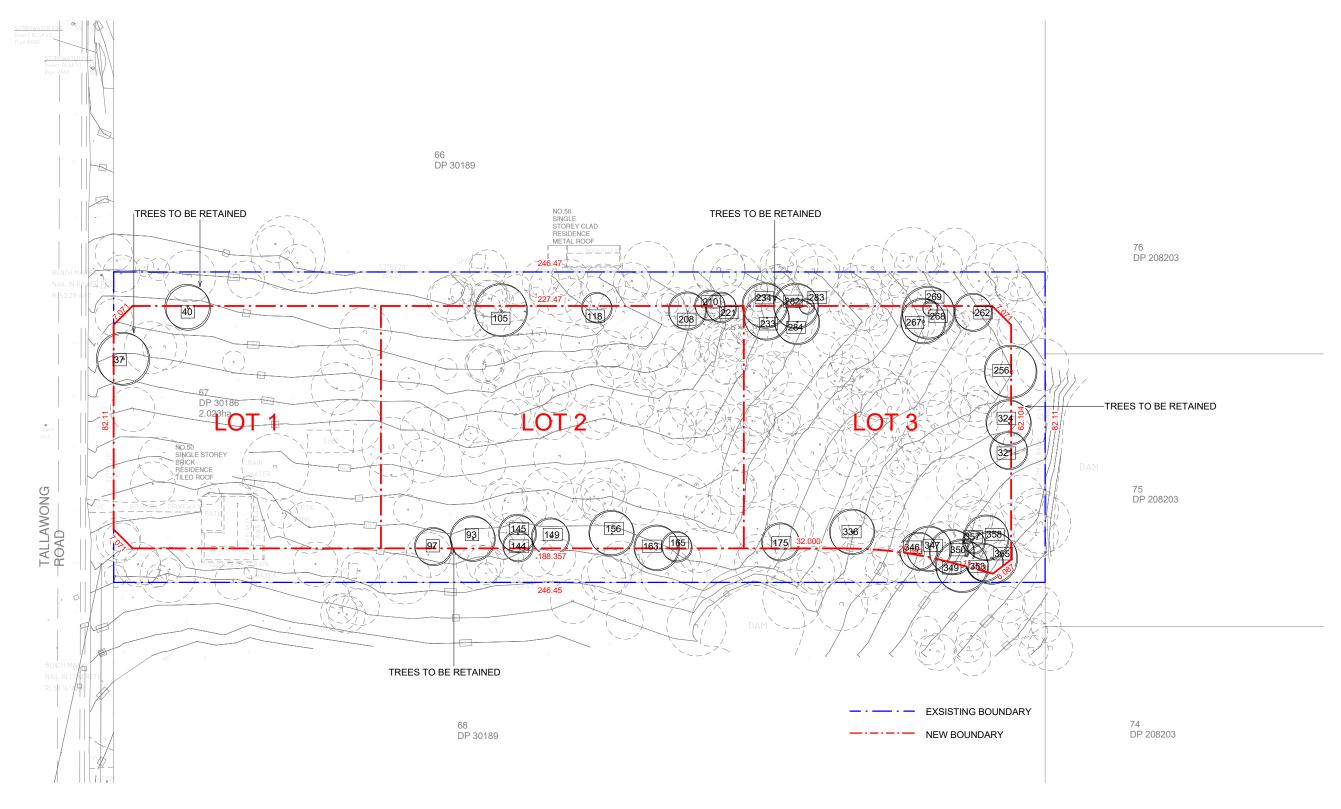
DRAWING

CALCULATION DATA TABLE BLOCK F-G

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	04 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL





DEMOLITION PLAN 1:500 @ A1



AMENDMENT

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DRAWING

DEMOLITION PLAN

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	05 / 75	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
T . 612 8814-6991 FAX: 612 8814-6992
M . 614 12 06 06 04
E . info @ jarchitects.com.au
W . www.jsarchitects.com.a





BUILDING A NORTH-WEST VIEW



BUILDING C NORTH-WEST VIEW



BUILDING A SOUTH-WEST VIEW



BUILDING B SOUTH-EAST VIEW

ISSU	E DESCRIPTION	DRAWN	SIGNED	DAT
Α	DA ISSUE	SO	so	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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
REPR	EPTS AND INFORMATION CONTAINED IN THIS DRA DDUCED IN WHOLE OR PART OR BY ANY MEDIUM.	WITHOUT THE	WRITTEN PE	RMISSION OF
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DIRECTOR



14/06/2019 PROJECT DR	RAWING ISSUE
14/06/2019	3122 @ 310111
	J. 1.2. 05
DAT SC	CALE @ DRAW

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DRAWING

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd Suite 4.04, Level 4, No: 5 Celebration Driv

Suite 4.04, Level 4, No: 5 Celebration Drive BELLA VISTA ~ NSW 2153 Australia / T : 61 2 8814-699 FAX: 61 2 8814-699 M :61 412 06 06 04 E :info@ jsarchitects.com.au





BUILDING F NORTH VIEW



BUILDING G NORTH-EAST VIEW



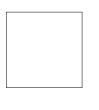
BUILDING F SOUTH VIEW



BUILDING G SOUTH-EAST VIEW

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATI
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17
С	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
			1 1	

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

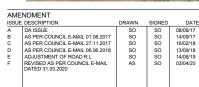
CLIENT HBL DEVELOPMENTS P/L

DRAWING

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL









0m	40m	80m	120m	160m	200m
					=
VISUAL	SCALE 1:	2000 @ A	.1		

CLIENT HBL DEVELOPMENTS P/L

DRAWING

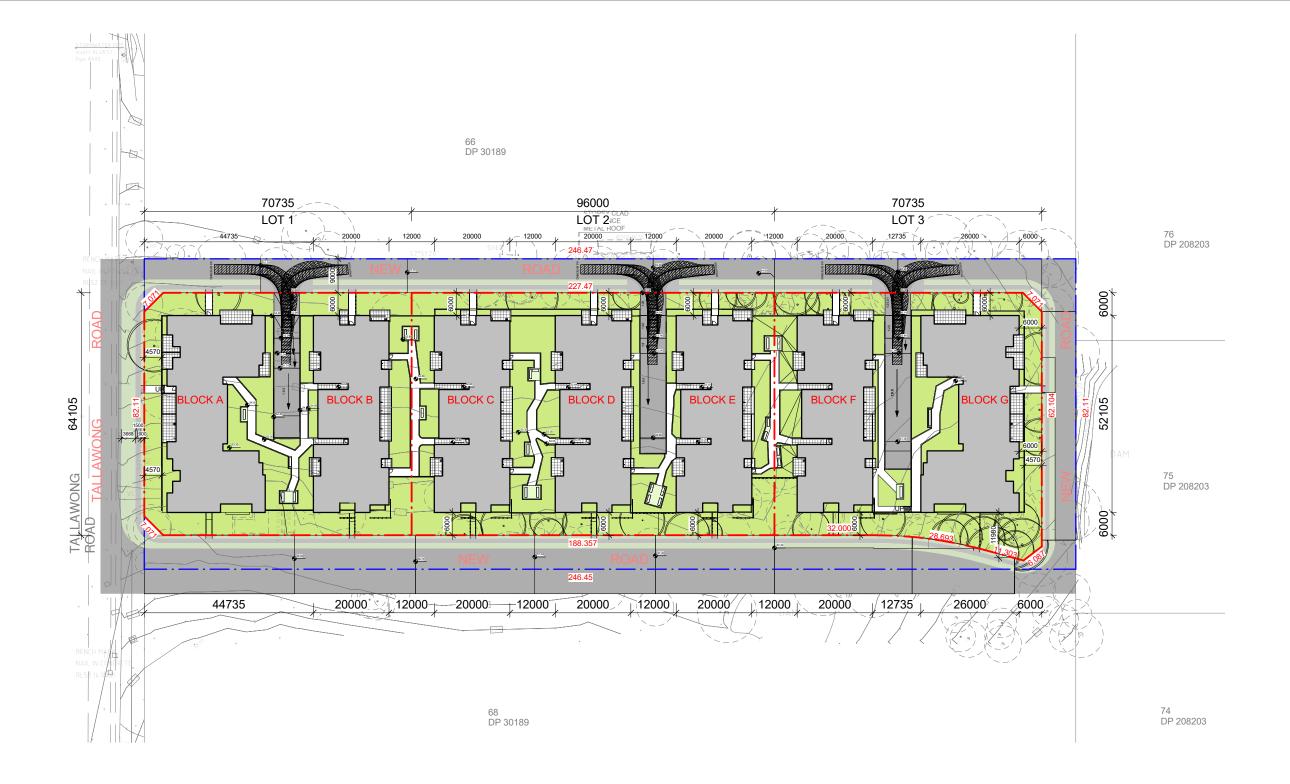
SITE ANALYSIS

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	08 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

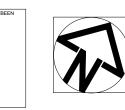
JS Architects Pty Ltd Suite 4.04, Level 4, No. 5 Celebration I BELLA VISTA – NSW 2153 Australia T . 61 2 8814-6991 FAX. 61 2 881 M :61 412 06 06 04 E :info @ Jarchitects.com.au W :www.jsarchitects.com.aa 884 70 1198 46 578





SITE PLAN 1:500 @ A1





0m	10m	20m	30m	40m	50m
VISUAL	SCALE 1	500 @ A1	'	,	,

CLIENT HBL DEVELOPMENTS P/L

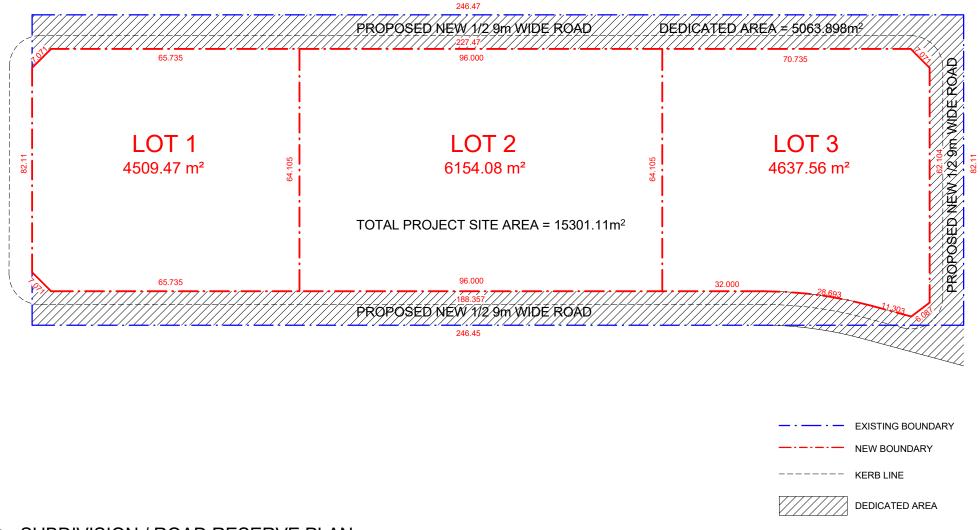
DRAWING SITE PLAN

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	09 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL







1 SUBDIVISION / ROAD RESERVE PLAN 1:500 @ A1

A				
	DA ISSUE	SO	SO	08/06/17
В	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
	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	so	03/04/20
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REPROD	TS AND INFORMATION CONTAINED IN THIS DRA UCED IN WHOLE OR PART OR BY ANY MEDIUM, ITECTS PTY LTD. DO NOT SCALE THIS DRAWING	WITHOUT THE	WRITTEN PE	RMISSION OF

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PROJECT



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VISHA	L SCALE 1	·500 (a) A1			

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HBL DEVELOPMENTS P/L
DRAWING

SUBDIVISION / ROAD RESERVE PLAN

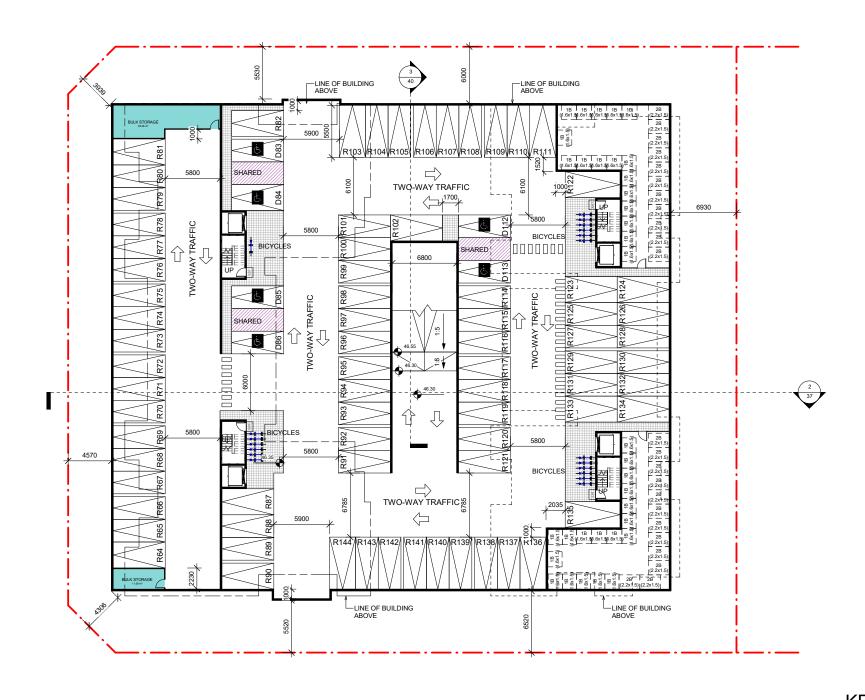
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	10 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive

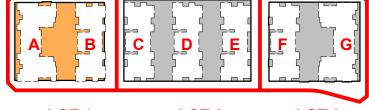
BELLA VISTA ~ NSW 2153 Australia
T :61 2 8814-6991 FAX: 61 2 8814-6
M :61 412 06 06 04
E :info @ jsarchitects.com.au





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

KEY PLAN BASEMENT LOT 1



LOT 1 LOT 2 LOT 3

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	so	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17
С	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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	SEPTS AND INFORMATION CONTAINED IN THIS DRA			

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PROJECT



	8m	12m	16m	20

CLIENT
HBL DEVELOPMENTS P/L
DRAWING

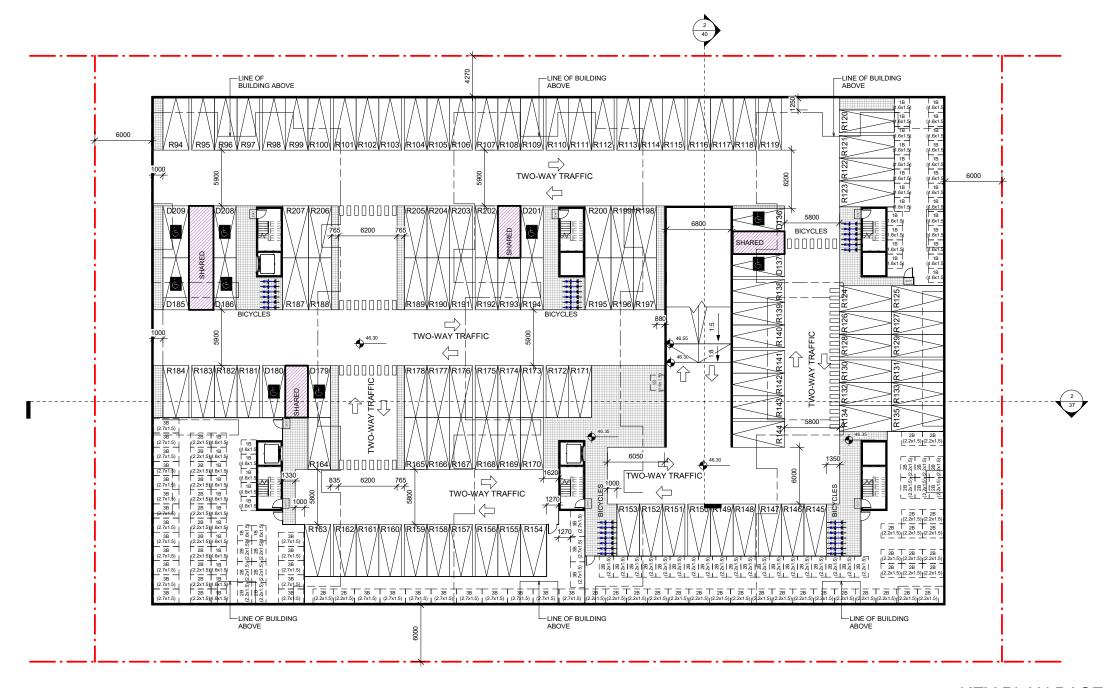
A/B BASEMENT PLAN LEVEL 2

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	11 / 75	F

PROJEC PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL

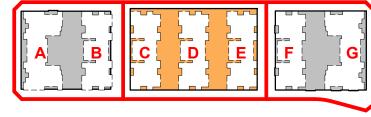
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA – NSW 2153 Australia
T – 612 8814-6991 FAX 612 8814-6992
M – 614 12 06 06 04
E – sinfo @ jaarchitects.com.au
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1 BLOCK A-E BFL 2 I/II (C/D/E) 1:200 @ A1

KEY PLAN BASEMENT LOT 2



LOT 1	LOT 2	LOT 3

AMENDMENT

ISSUE DESCRIPTION

A DA ISSUE

B AS PER COUNCIL E-MAIL 01.08.2017

C AS PER COUNCIL E-MAIL 07.11.2017

C AS PER COUNCIL E-MAIL 07.11.2017

C AS PER COUNCIL E-MAIL 06.08.2018

D AS PER COUNCIL E-MAIL 06.08.2018

E ADJUSTMENT OF ROAD R.L

F REVISED AS PER COUNCIL E-MAIL

DATED 31.03.2020

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DIRECTOR

PROJECT



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CLIENT
HBL DEVELOPMENTS P/L
DRAWING
C/D/E BASEMENT PLAN LEVEL 2

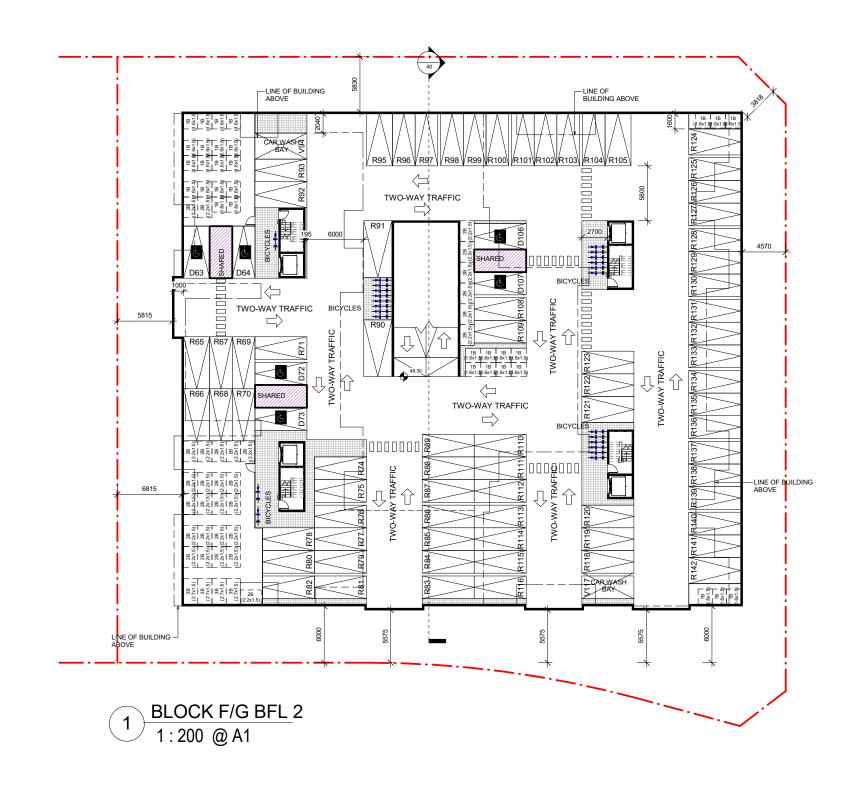
C/D/E BASEMENT PLAN LEVEL 2

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	12 / 75	F

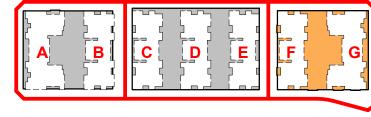
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
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KEY PLAN BASEMENT LOT 3



LOT 1

LOT 2

LOT 3

AMENDMENT

ISSUE DESCRIPTION

A DA ISSUE

B AS PER COUNCIL E-MAIL 01.08.2017

C AS PER COUNCIL E-MAIL 01.08.2017

C AS PER COUNCIL E-MAIL 0.08.2019

D AS PER COUNCIL E-MAIL 0.08.2019

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

DATED 31.03.2020

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PROJECT



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HBL DEVELOPMENTS P/L
DRAWING

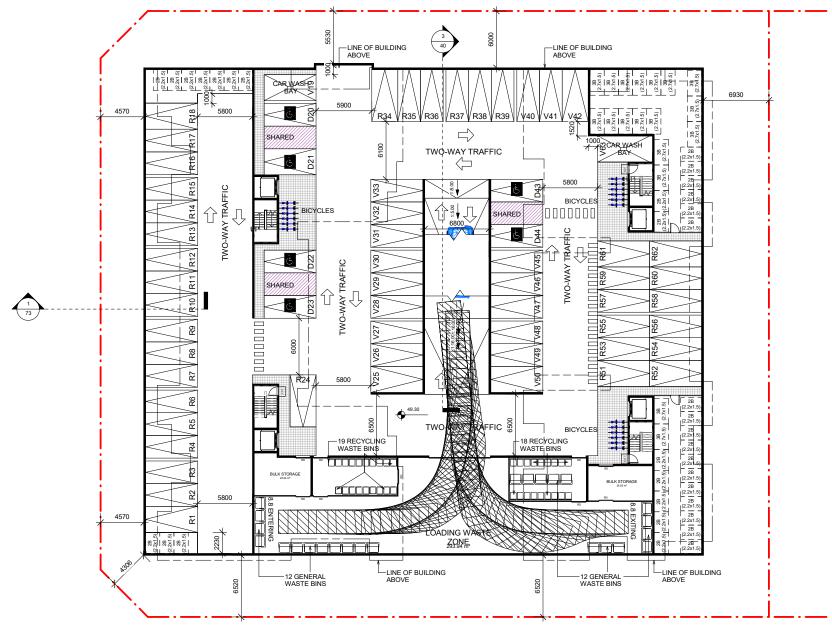
F/G BASEMENT PLAN LEVEL 2

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	13 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

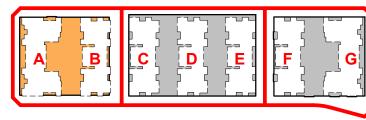
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
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T . :612 8814-6991 FAX: 61 2 8814-6992
M .:61 412 06 06 04
E .info @ jsarchitects.com.au
W ...www.jsarchitects.com.a





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

KEY PLAN BASEMENT LOT 1



LOT 1

LOT 2

LOT 3

DATE 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 SO SO SO SO SO SO

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A DA ISSUE
B AS PER COUNCIL E-MAIL 01.08.2017
C AS PER COUNCIL E-MAIL 27.11.2017
C AS PER COUNCIL E-MAIL 05.08.2018
E ADJUSTMENT OF ROAD R.L
F REVISED AS PER COUNCIL E-MAIL
DATE 31.03.2020

AMENDMENT





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CLIENT HBL DEVELOPMENTS P/L

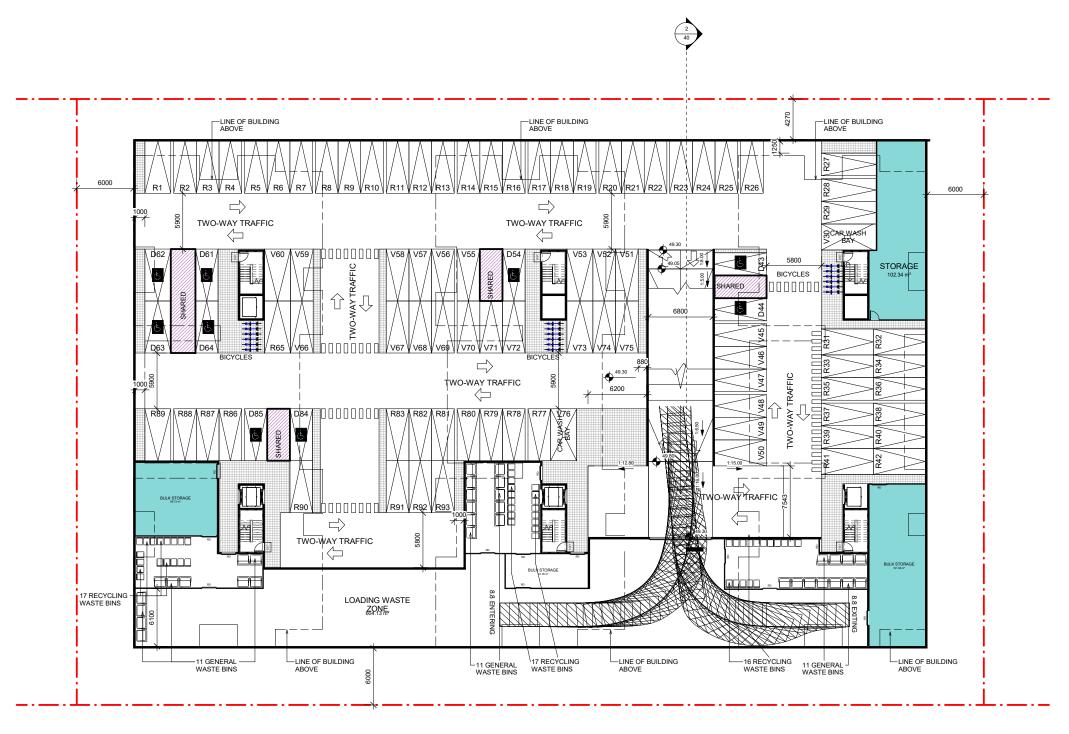
DRAWING

A/B BASEMENT PLAN LEVEL 1

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

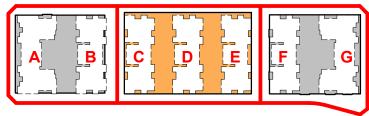
PROJEC. PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL





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

KEY PLAN BASEMENT LOT 2



LOT 1

LOT 2

LOT 3

AMENDMENT AMIENDIMENT |
ISSUE DESCRIPTION |
A | DA ISSUE |
B | AS PER COUNCIL E-MAIL 01.08.2017 |
C | AS PER COUNCIL E-MAIL 27.11.2017 |
AS PER COUNCIL E-MAIL 27.11.2017 |
AS PER COUNCIL E-MAIL 06.06.2018 |
ADJUSTMENT OF ROAD R.L |
REVISED AS PER COUNCIL E-MAIL DATED 31.08.2020 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 \$0 \$0 \$0 \$0 \$0 \$0

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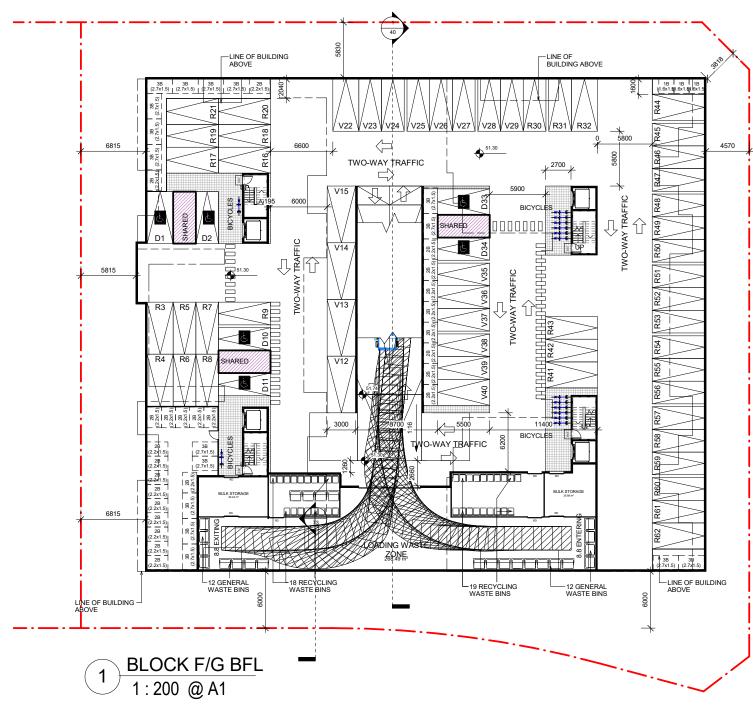
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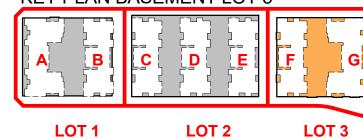
14/06/2019 ISSUE **F** PROJECT 108/16-17

PROJEC. PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL









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В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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
Е	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 DRAWING

F/G BASEMENT PLAN LEVEL 1

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	16 / 75	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
T .61 2 8814-6991 FAX: 61 2 8814-6992
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GROUND FLOOR PLAN - LOT 1 - BLOCKS A B 1:200 @ A1

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	so	so	08/06/17	Г
3	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17	F
	AS PER COUNCIL E-MAIL 27.11.2017	so	so	16/02/18	
	AS PER COUNCIL E-MAIL 06.06.2018	so	so	13/09/18	
	ADJUSTMENT OF ROAD R.L	so	so	14/06/19	
	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	so	03/04/20	
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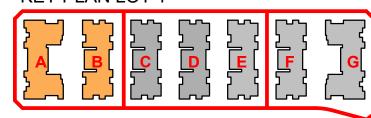
DIRECTOR

PROJECT



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

KEY PLAN LOT 1



LOT 1

LOT 2

LOT 3

ROOM TYPE

STUDIO 1 BED UNIT

2 BED UNIT
3 BED UNIT
COMMUNAL SPACE
BOUNDARY

CLIENT HBL DEVELOPMENTS P/L

DRAWING

GROUND FLOOR PLAN - LOT 1 - BLOCK A B

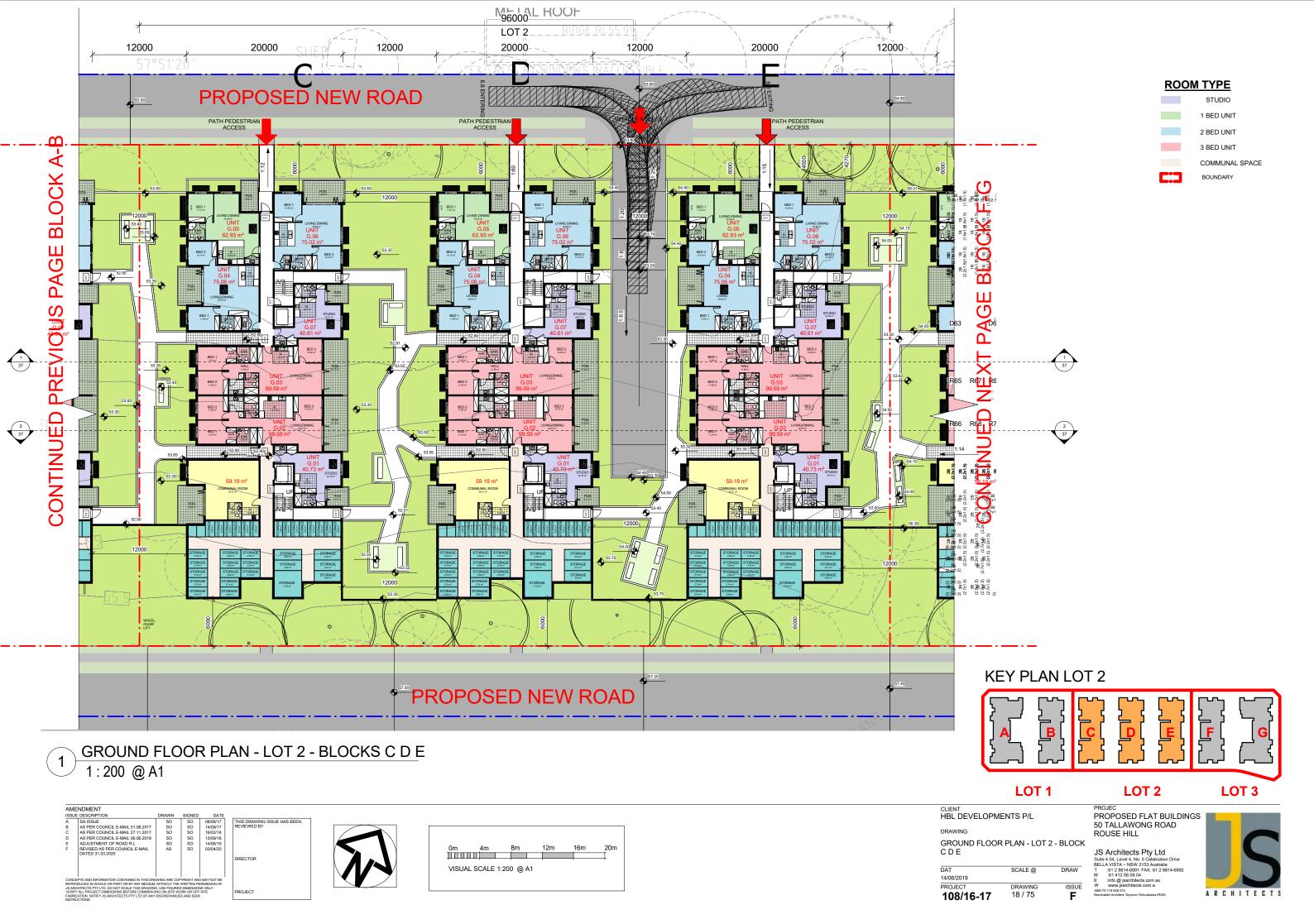
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	17 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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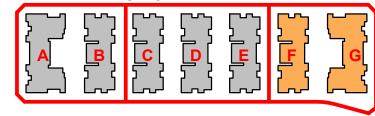
LLA VISTA ~ NSW 2153 Australia :61 2 8814-6991 FAX: 61 2 8814-69 :61 412 06 06 04 :info @ jsarchitects.com.au :www.jsarchitects.com.a







KEY PLAN LOT 3



LOT 1

LOT 2

ROOM TYPE

1 BED UNIT 2 BED UNIT 3 BED UNIT COMMUNAL SPACE

LOT 3

AMENDMENT DA ISSUE
AS PER COUNCIL E-MAIL 01.08.2017
AS PER COUNCIL E-MAIL 27.11.2017
AS PER COUNCIL E-MAIL 06.06.2018
ADJUSTMENT OF ROAD R.L
REVISED AS PER COUNCIL E-MAIL
DATED 31.03.2020 \$0 \$0 \$0 \$0 \$0 \$0

THIS DRAWING ISSUE HAS BEEN REVIEWED BY



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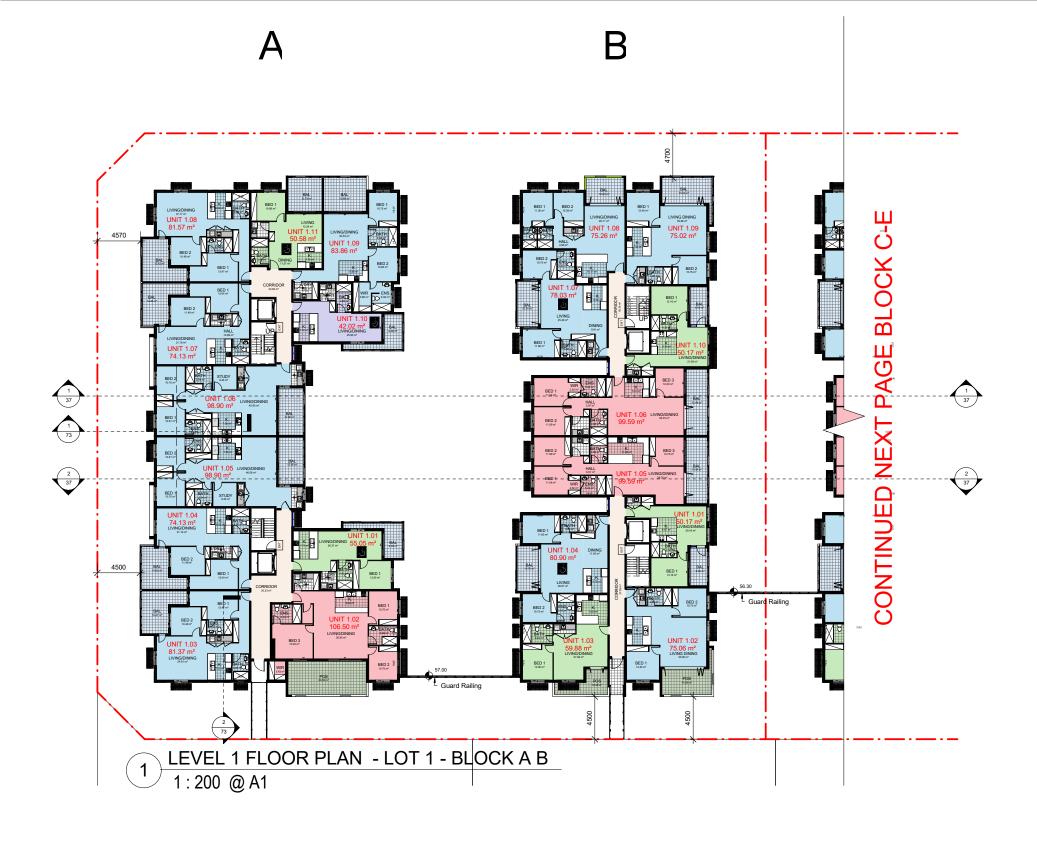
DRAWING

GROUND FLOOR PLAN - LOT 3 - BLOCK

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	19 / 75	F

PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD





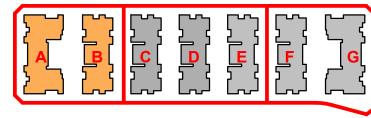
ROOM TYPE

1 BED UNIT 2 BED UNIT

3 BED UNIT

COMMUNAL SPACE

KEY PLAN LOT 1



LOT 1

LOT 2

LOT 3

CLIENT HBL DEVELOPMENTS P/L

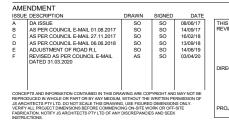
DRAWING

LEVEL 1 FLOOR PLAN - LOT 1 - BLOCK A B

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DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	20 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD











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

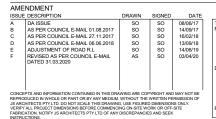
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	21 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD



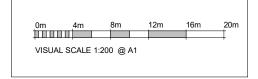


LEVEL 1 FLOOR PLAN - LOT 3 - BLOCK F G 1:200 @ A1

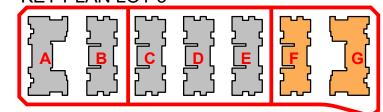








KEY PLAN LOT 3



LOT 1

LOT 2

LOT 3

ROOM TYPE

1 BED UNIT 2 BED UNIT 3 BED UNIT COMMUNAL SPACE

CLIENT HBL DEVELOPMENTS P/L

DRAWING

LEVEL 1 FLOOR PLAN - LOT 3 - BLOCK F G

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DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	22 / 75	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
T .61 2 8814-6991 FAX: 61 2 8814-6992
M .61 412 06 06 04
E .info @ jasrchitects.com.au
W .www.jsarchitects.com.a





LEVEL 2-3 FLOOR PLAN - LOT 1 - BLOCK A B 1 : 200 @ A1

AMENDMENT AMICHOUNIEN I
ISSUE DESCRIPTION

A DA ISSUE
B AS PER COUNCIL E-MAIL 01.08.2017
C AS PER COUNCIL E-MAIL 27.11.2017
C AS PER COUNCIL E-MAIL 9.06.2018
E ADJUSTMENT OF ROAD R.L
F REVISED AS PER COUNCIL E-MAIL
DATED 31.08.2020 THIS DRAWING ISSUE HAS BEEN REVIEWED BY \$0 \$0 \$0 \$0 \$0 \$0

CLIENT HBL DEVELOPMENTS P/L DRAWING

LEVEL 2-3 FLOOR PLAN - LOT 1 - BLOCK A B

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	23 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

ROOM TYPE

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





LEVEL 2-3 FLOOR PLAN - LOT 2 - BLOCK C D E 1 : 200 @ A1

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ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE		
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E F	ADJUSTMENT OF ROAD R.L REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	SO AS	so so	14/06/19 03/04/20	DIRECTOR	
JS ARG VERIFY FABRIG	PTS AND INFORMATION CONTAINED IN THIS DRUDUCED IN WHOLE OR PART OR BY ANY MEDIUM SHITECTS PTY LTD. DO NOT SCALE THIS DRAWIN ALL PROJECT DIMENSIONS BEFORE COMMENCIATION, NOTIFY JS ARCHITECTS PTY LTD OF ANY LOTTOMS	I, WITHOUT THE IG, USE FIGURE ING ON-SITE W	WRITTEN PE D DIMENSION ORK OR OFF	RMISSION OF IS ONLY. SITE	PROJECT	

CLIENT HBL DEVELOPMENTS P/L

DRAWING

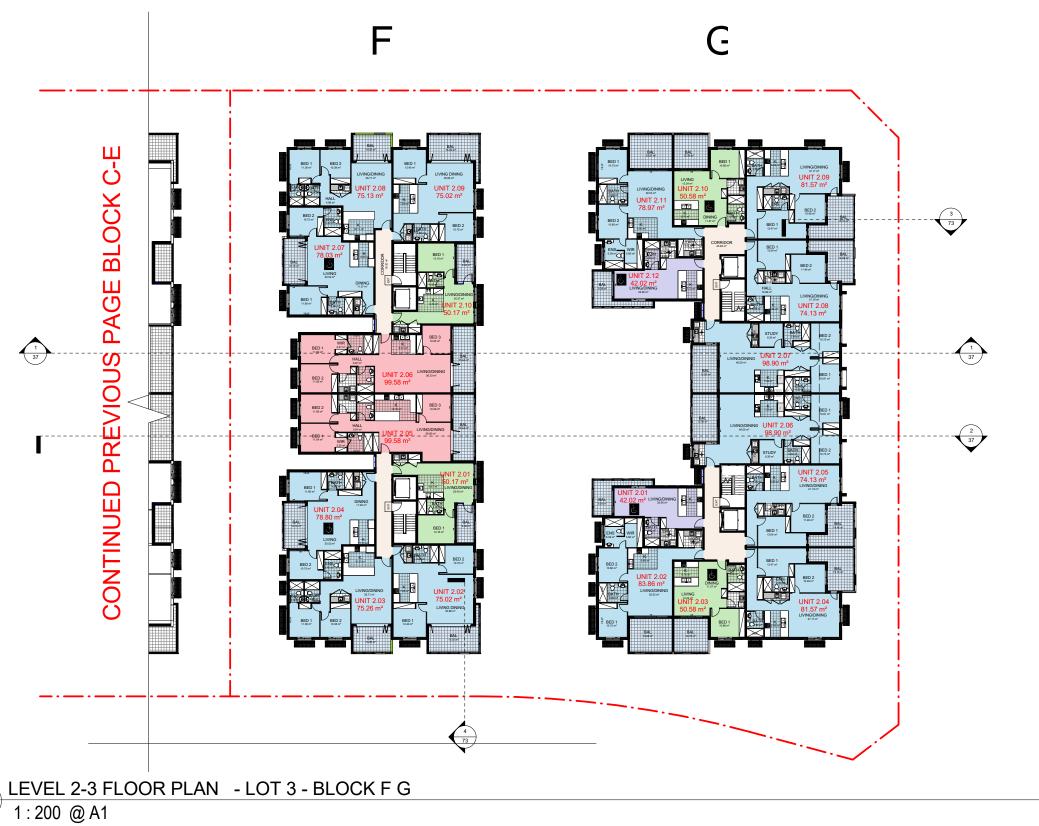
LEVEL 2-3 FLOOR PLAN - LOT 2 - BLOCK C D E

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	24 / 75	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
T . 612 8814-6991 FAX: 612 8814-6992
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AMENDMENT AMICHOUNIEN I
ISSUE DESCRIPTION

A DA ISSUE
B AS PER COUNCIL E-MAIL 01.08.2017
C AS PER COUNCIL E-MAIL 27.11.2017
C AS PER COUNCIL E-MAIL 9.06.2018
E ADJUSTMENT OF ROAD R.L
F REVISED AS PER COUNCIL E-MAIL
DATED 31.08.2020 DATE 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 THIS DRAWING ISSUE HAS BEEN REVIEWED BY SO SO SO SO SO SO

CLIENT HBL DEVELOPMENTS P/L DRAWING

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

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	25 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

ROOM TYPE

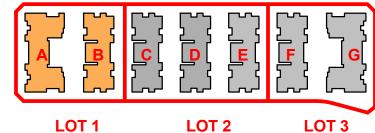
STUDIO 1 BED UNIT 2 BED UNIT 3 BED UNIT COMMUNAL SPACE BOUNDARY

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 @ jacrhitects.com.au
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KEY PLAN LOT 1



ROOM TYPE

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

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

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T THIS DRAWING ISSUE HAS BEEN
REVIEWED BY

DIRECTOR

PROJECT



0m 4m 8m 12m 16m	20m
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CLIENT HBL DEVELOPMENTS P/L

DRAWING

LEVEL 4 FLOOR PLAN - LOT 1 - BLOCK A

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DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	26 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

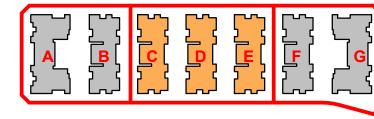
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Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

ELLA VISTA ~ NSW 2153 Australia 61 2 8814-6991 FAX: 61 2 8814-699 1 61 412 06 06 04 info @ jsarchitects.com.au / www.jsarchitects.com.a





KEY PLAN LOT 2



LOT 1

LOT 2

LOT 3

ROOM TYPE

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

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

	NDMENT DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/06/17	THIS DRAWIN
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17	REVIEWED B
С	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	
					DIRECTOR
	PTS AND INFORMATION CONTAINED IN THIS DRA				
JS ARC	DUCED IN WHOLE OR PART OR BY ANY MEDIUM, HITECTS PTY LTD. DO NOT SCALE THIS DRAWING ALL PROJECT DIMENSIONS BEFORE COMMENCI	G, USE FIGURED	DIMENSION	IS ONLY.	PROJECT
	ATION: NOTIFY JS ARCHITECTS PTY LTD OF ANY	DISCREPANCIE	S AND SEEK		

W

CLIENT HBL DEVELOPMENTS P/L

DRAWING

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

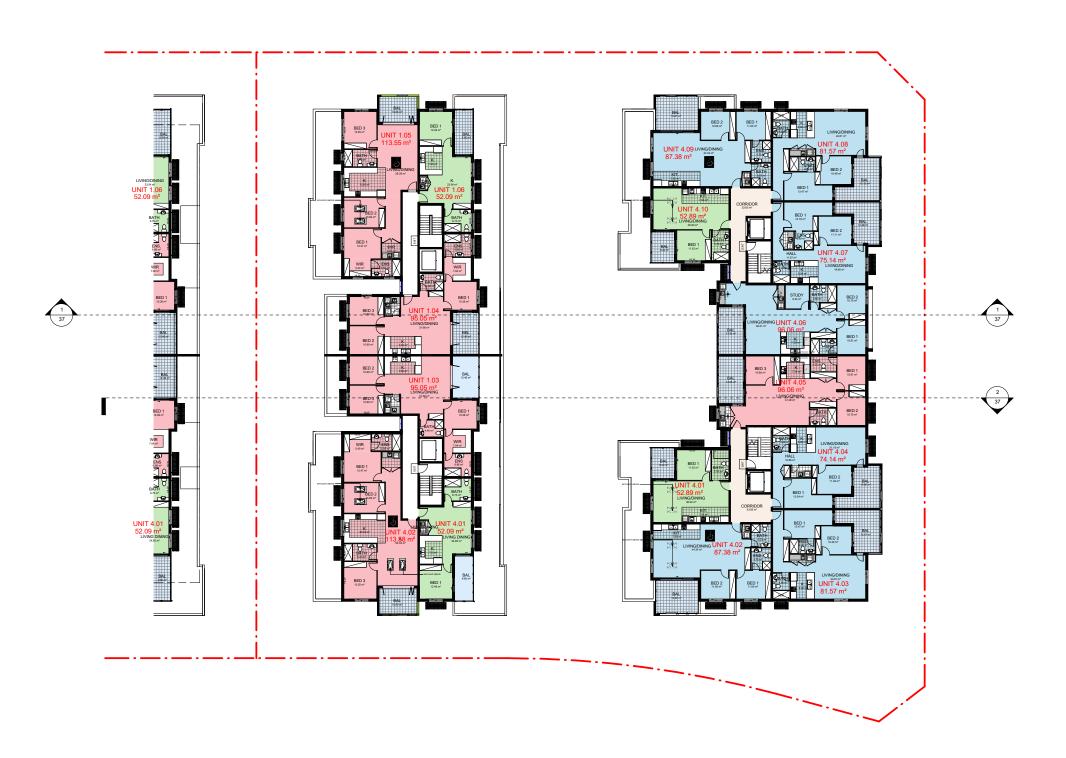
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	27 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd Suite 4.04, Level 4, No: 5 Celebration Dri BELLA VISTA ~ NSW 2153 Australia

ELLA VISTA ~ NSW 2153 Australia :61 2 8814-6991 FAX: 61 2 8814-699 :61 412 06 06 04 :info @ jsarchitects.com.au www.jsarchitects.com.a



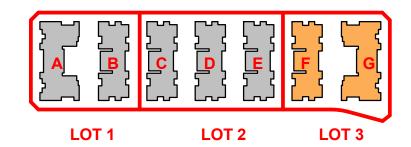


1 LEVEL 4 FLOOR PLAN - LOT 3 - BLOCK F G 1:200 @ A1



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

KEY PLAN LOT 3



ROOM TYPE

1 BED UNIT
2 BED UNIT
3 BED UNIT
COMMUNAL SPACE

CLIENT HBL DEVELOPMENTS P/L

DRAWING

LEVEL 4 FLOOR PLAN - LOT 3 - BLOCK F

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	28 / 75	F

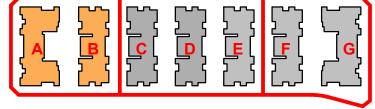
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd Suite 4.04, Level 4, No: 5 Celebration Drive

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d :61 412 06 06 04
e :info @ jsarchitects.com.au
W :www.jsarchitects.com.a







LOT 1

KEY PLAN LOT 1

LOT 2

LOT 3

\$0 \$0 \$0 \$0 \$0 \$0 \$0

AMIENDIMENT |
ISSUE DESCRIPTION |
A DA ISSUE |
B AS PER COUNCIL E-MAIL 01 08 2017 |
C AS PER COUNCIL E-MAIL 27 11 2017 |
AS PER COUNCIL E-MAIL 27 11 2017 |
AS PER COUNCIL E-MAIL 260 2018 |
ADJUSTMENT OF ROAD RL |
F REVISED AS PER COUNCIL E-MAIL DATED 31 03 2020 |



			•	10	40	
	0m	4m	8m	12m	16m	20m
A >. \	1 1111111	_		_		+
	VISUAL	SCALE 1:2	00 @ A1			

CLIENT HBL DEVELOPMENTS P/L

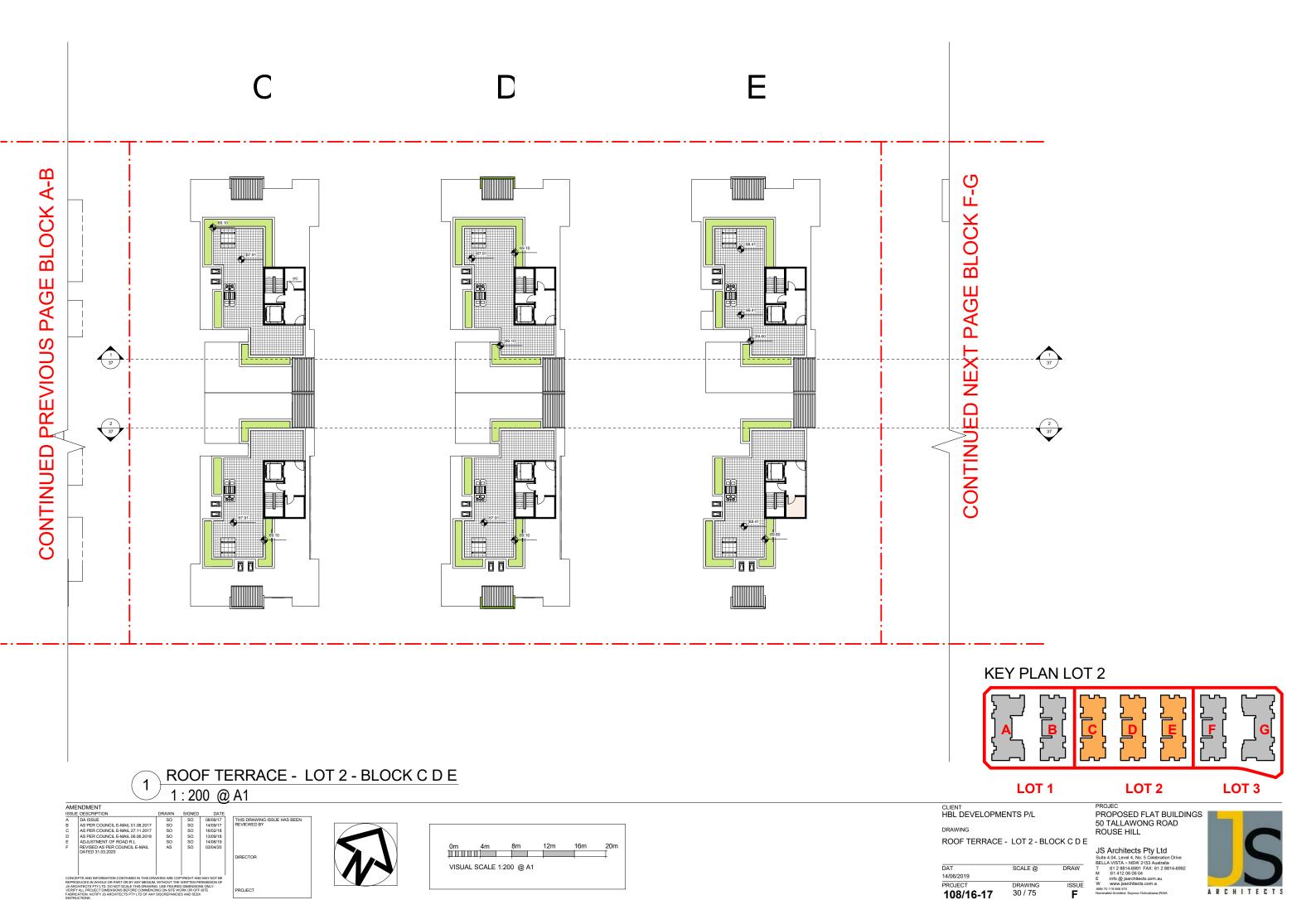
DRAWING

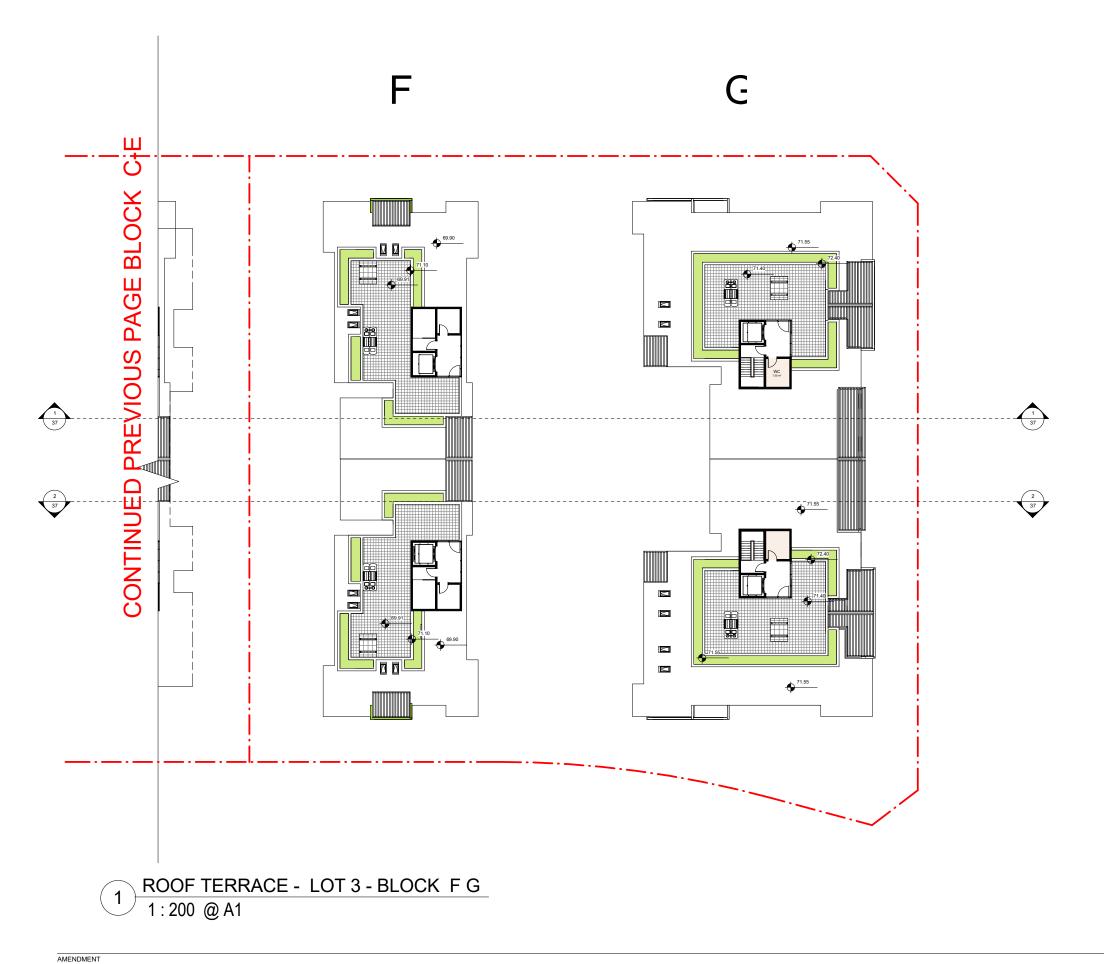
ROOF TERRACE - LOT 1 - BLOCK A B

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	29 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD









LOT 1 LOT 2

SU 08/09/17
SO 1409/17
SO 1002/18
SO 1002/18
SO 1009/18
SO 03/04/20

DIRECTOR

PRIGHT AND MAYNOT BE WERTEN PERMISSION OF DIRECTS
S AND SEEK.

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

S AND SEEK.



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

CLIENT HBL DEVELOPMENTS P/L

DRAWING

ROOF TERRACE - LOT 3 - BLOCK F G

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	31 / 75	F

KEY PLAN LOT 3

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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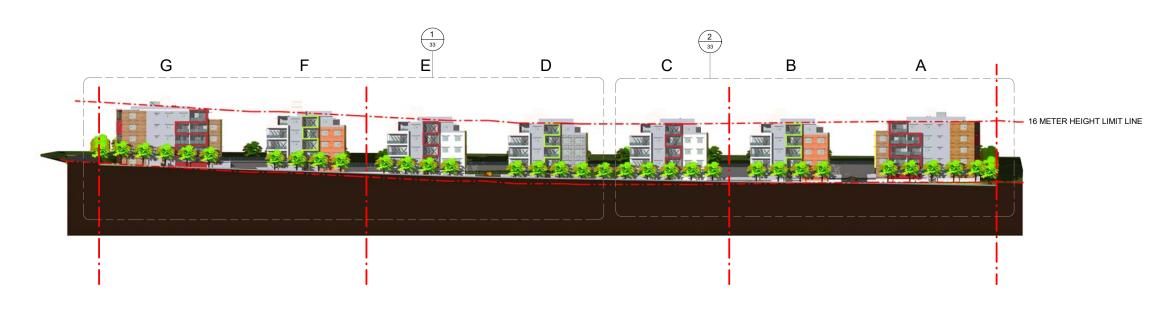
T :61 2 8814-6991 FAX: 61 2 8814-6992

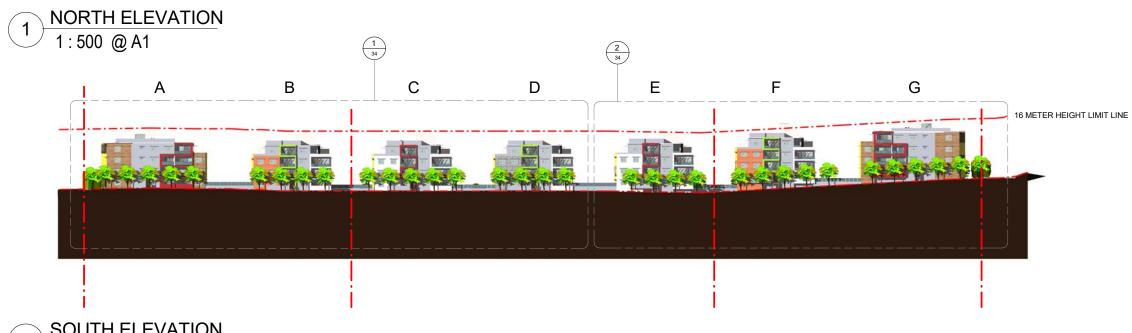
M :61 412 06 06 04

E :info @ jsarchitects.com.au



LOT 3

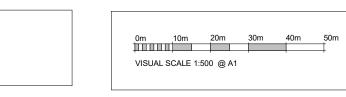




SOUTH ELEVATION 1:500 @ A1

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/06/17	
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17	
0	AS PER COUNCIL E-MAIL 27.11.2017	SO	SO	16/02/18	
)	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	
	EPTS AND INFORMATION CONTAINED IN THIS DRA				
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CLIENT HBL DEVELOPMENTS P/L

DRAWING

ELEVATIONS

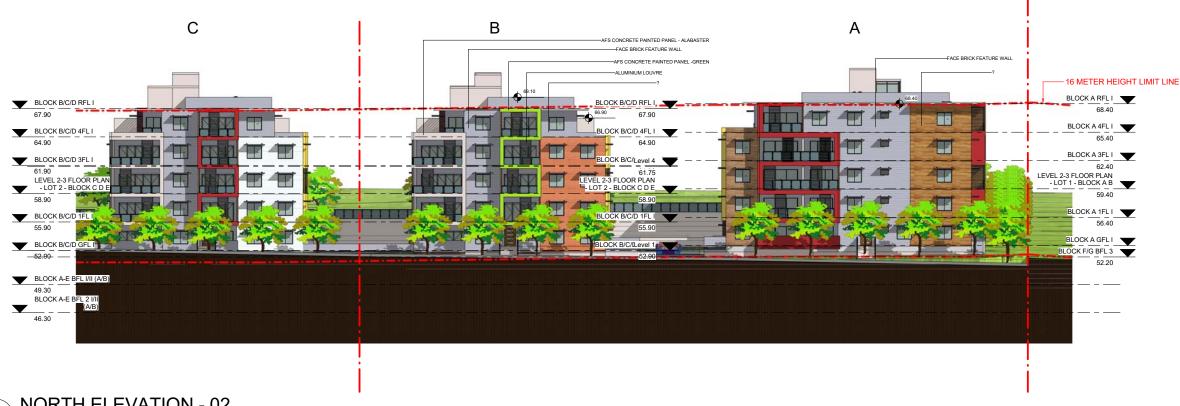
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	32 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

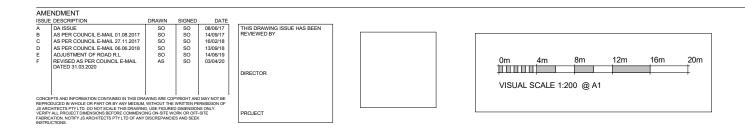
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T .61 2 8814-6991 FAX: 61 2 8814-6992
M .61412 06 06 04
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W .www.jsarchitects.com.a







NORTH ELEVATION - 02 1:200 @ A1



CLIENT HBL DEVELOPMENTS P/L DRAWING

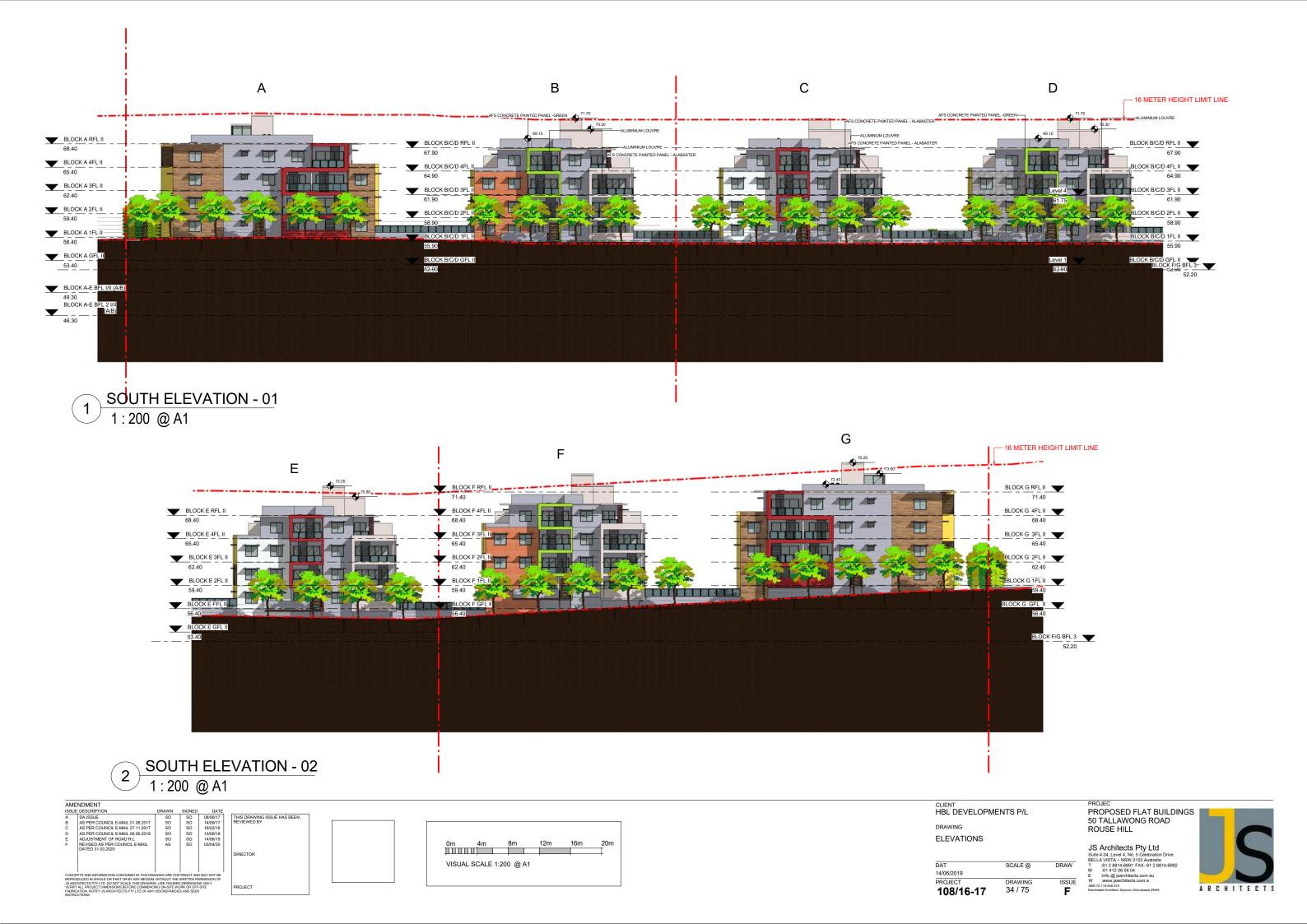
ELEVATIONS

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	33 / 75	F

DPO IEC PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD **ROUSE HILL**

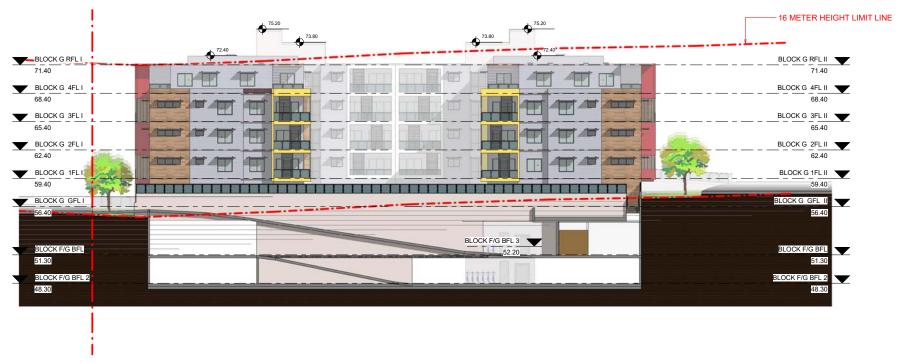
JS Architects Pty Ltd
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M :61 412 06 06 04
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2 WEST ELEVATION BUILDING G 1:200 @ A1

AME	NDMENT					
ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE		
A	DA ISSUE	SO	SO	08/06/17	THIS DRAWING ISSUE HAS BEEN	
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17	REVIEWED BY	
С	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	AS	so	03/04/20		0m 4m 8m 12m 16m 20m
	DATED 31.03.2020					
					DIRECTOR	
						VIOLIA 0001 5 4 000 @ 44
						VISUAL SCALE 1:200 @ A1
	<u> </u>		I	<u> </u>		
	EPTS AND INFORMATION CONTAINED IN THIS DR DDUCED IN WHOLE OR PART OR BY ANY MEDIUM					
JS AR	CHITECTS PTY LTD. DO NOT SCALE THIS DRAWIN	IG, USE FIGURE	D DIMENSIO	NS ONLY.		
	VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION, NOTIFY JS ARCHITECTS PTY LTD OF ANY DISCREPANCIES AND SEEK				PROJECT	
	UCTIONS.	FUSCREPANCI	ES AND SEE	^		

CLIENT HBL DEVELOPMENTS P/L

DRAWING

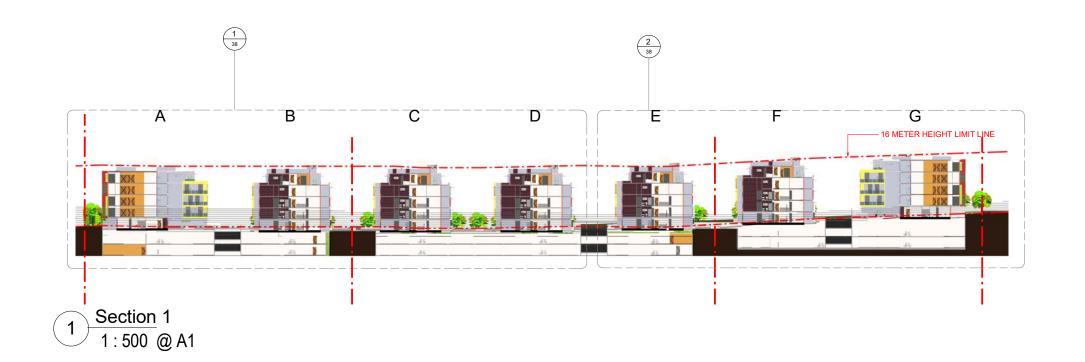
ELEVATIONS

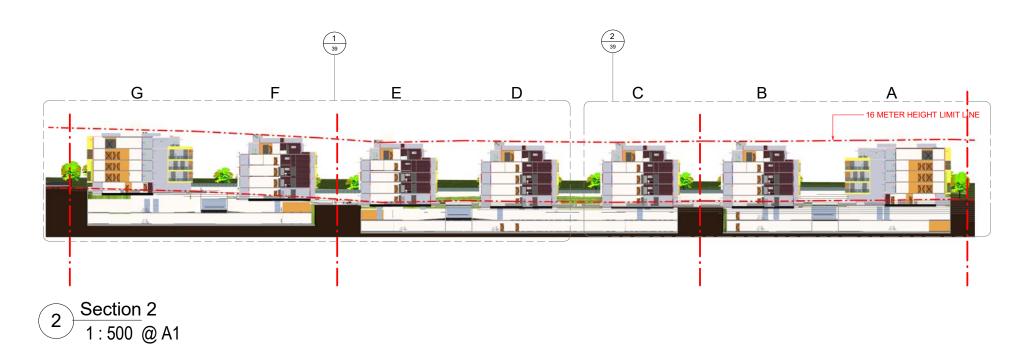
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	36 / 75	F

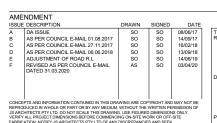
PROJEC. PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

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M .61412 06 06 04
E .info @ jsarchitects.com.au
W .www.jsarchitects.com.a

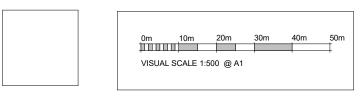












CLIENT HBL DEVELOPMENTS P/L

DRAWING SECTIONS

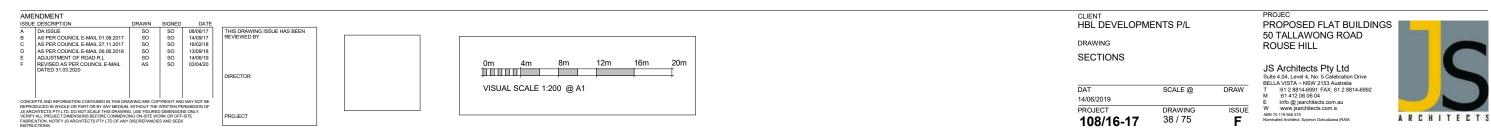
14/06/2019 PROJECT 108/16-17

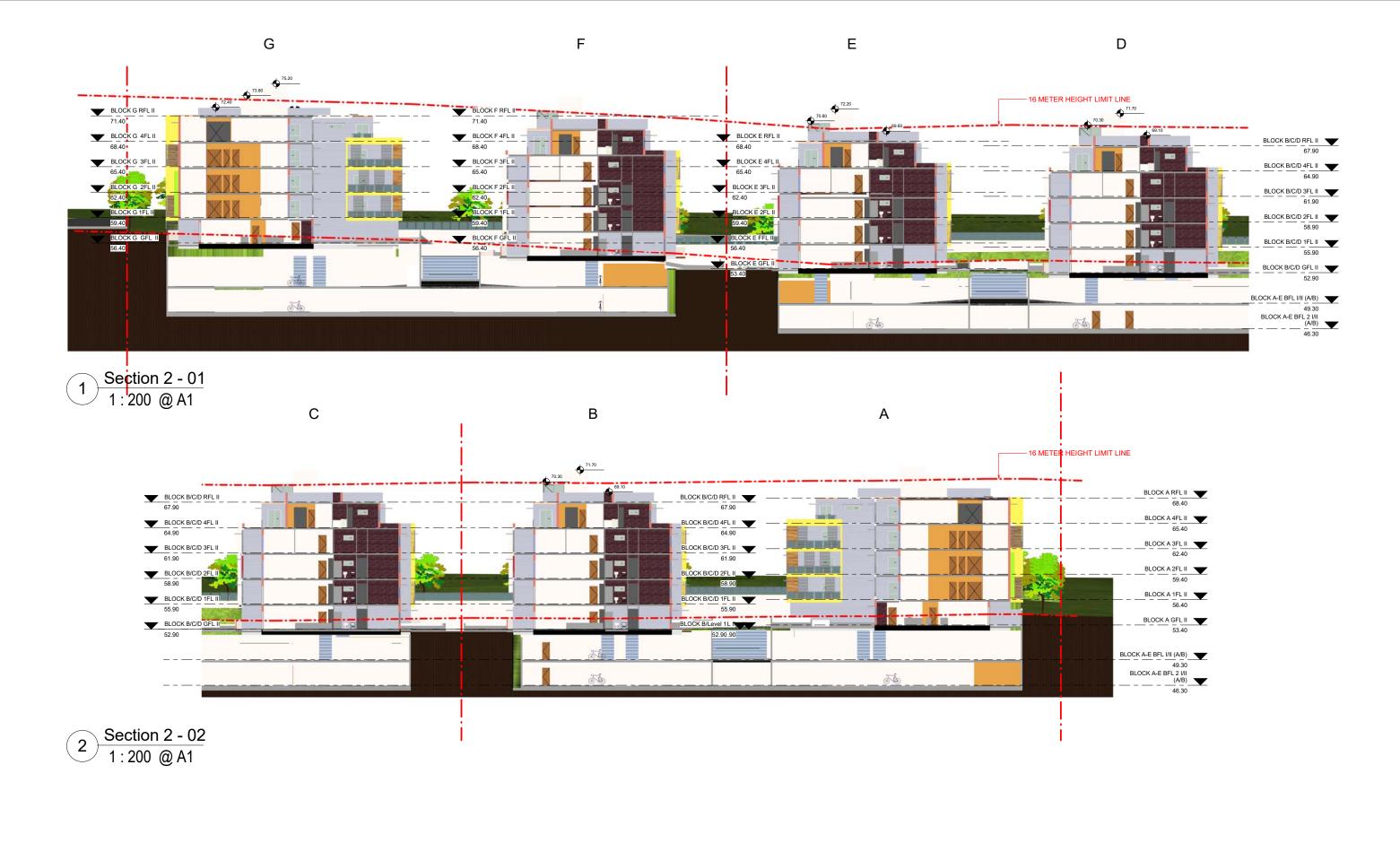
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

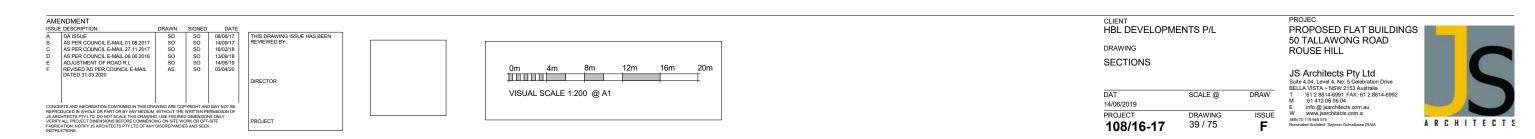
JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA - NSW 2153 Australia
T : 31 2 8814-8991 FAX: 61 2 8814-6992
M : 51 412 0 0 0 60 0 4
Linfo @ [sarchitects.com.au
ABN 70 115 944 505
ABN 70 115 945 945
ABN 70 115 9

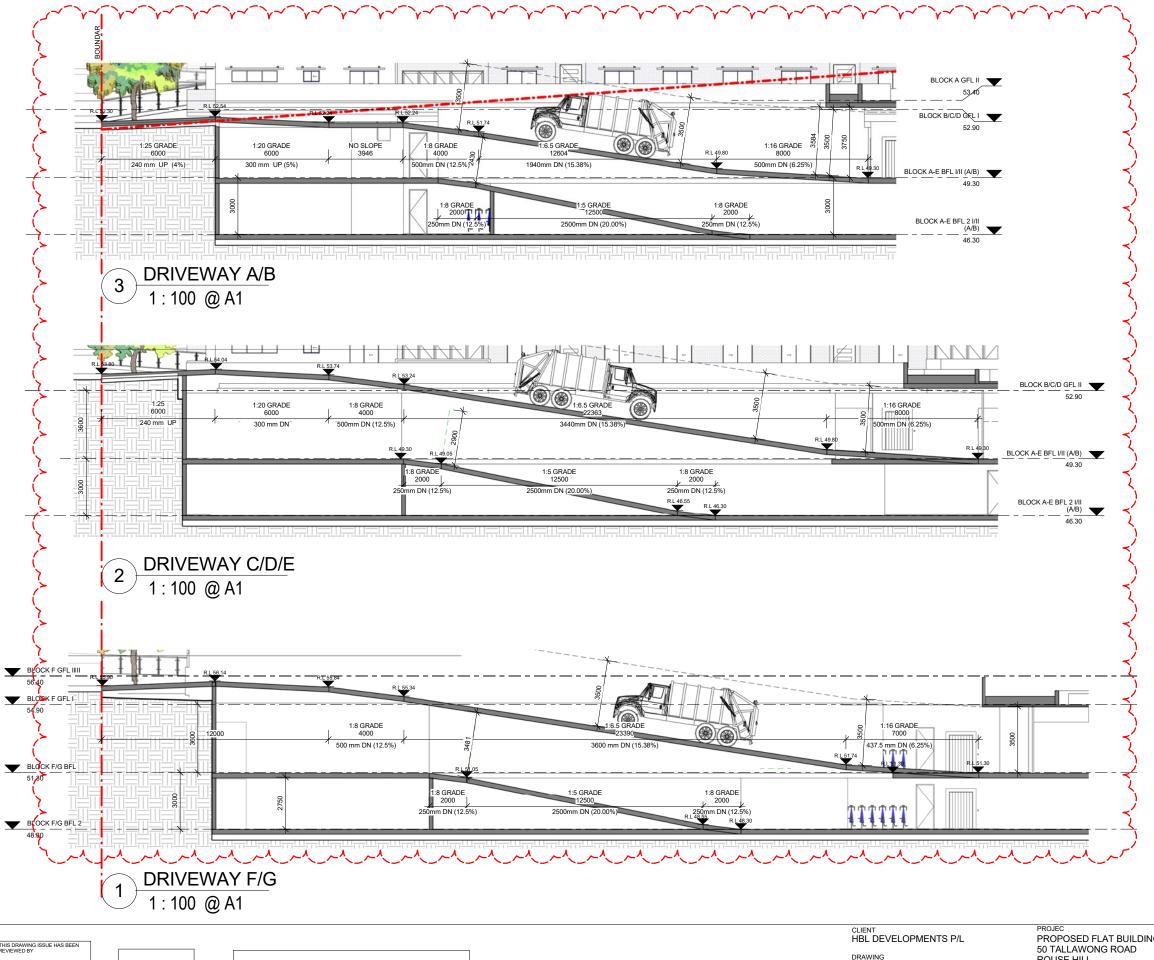


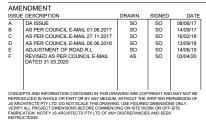




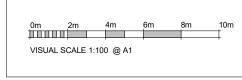










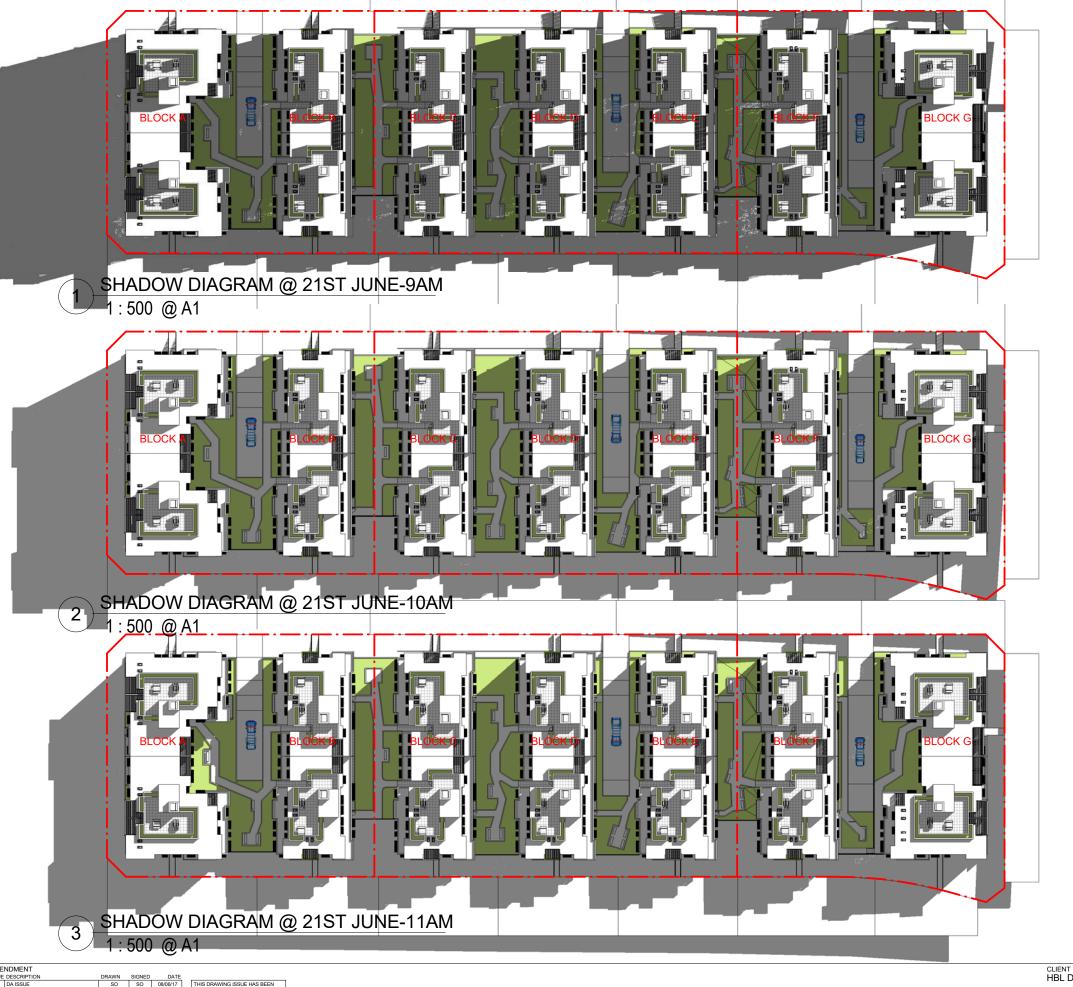


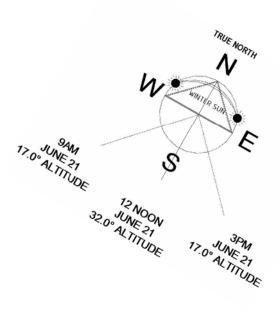
DRIVEWAY SECTIONS

14/06/2019 ISSUE **F** PROJECT 108/16-17 40 / 75

PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL







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

AMENDMENT AMICHOUNICH I
ISSUE DESCRIPTION

A DA ISSUE
B AS PER COUNCIL E-MAIL 01.08.2017
C AS PER COUNCIL E-MAIL 27.11.2017
C AS PER COUNCIL E-MAIL 9.06.2018
E ADJUSTMENT OF ROAD R.L
F REVISED AS PER COUNCIL E-MAIL
DATED 31.08.2020 DATE 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 \$0 \$0 \$0 \$0 \$0 \$0 \$0

THIS DRAWING ISSUE HAS BEEN REVIEWED BY



0m 10m 20m VISUAL SCALE 1:500 @ A1 CLIENT HBL DEVELOPMENTS P/L

DRAWING

SHADOW DIAGRAM AT 21ST OF JUNE

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	41 / 75	F

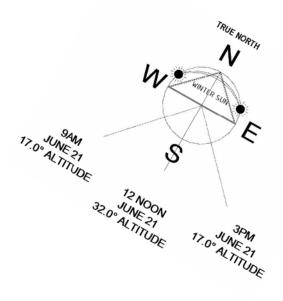
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL





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





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

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

ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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
REPRO JS ARC VERIFY FABRIC	I PTS AND INFORMATION CONTAINED IN THIS DRA DUCED IN WHOLE OR PART OR BY ANY MEDIUM, HITECTS PTY LTD. DO NOT SCALE THIS DRAWING ALL PROJECT DIMENSIONS BEFORE COMMENC! ATION, NOTIFY JS ARCHITECTS PTY LTD OF ANY ICTIONS	WITHOUT THE 3, USE FIGUREE NG ON-SITE WO	WRITTEN PE DIMENSION ORK OR OFF-	RMISSION OF IS ONLY. SITE



0m	10m	20m	30m	40m	50m
					\Rightarrow
VISUAL	SCALE 1:	500 @ A1			

CLIENT HBL DEVELOPMENTS P/L DRAWING

SHADOW DIAGRAM AT 21ST OF JUNE

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	42 / 75	F

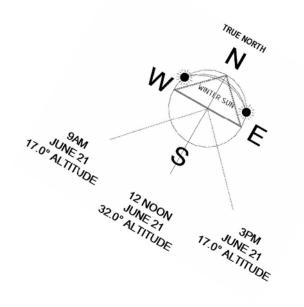
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL





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





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

SHADOW DIAGRAM @ 21ST JUNE- 3 PM

1:500 @ A1

ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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
REPRO JS ARC VERIFY FABRIC	I PISS AND INFORMATION CONTAINED IN THIS DRA DUCED IN WHOLE OR PART OR BY ANY MEDIUM, HITECTS PTY LTD. DO NOT SCALE THIS DRAWING ALL PROJECT DIMENSIONS BEFORE COMMENC! ATION, NOTIFY JS ARCHITECTS PTY LTD OF ANY (CTIONS.	WITHOUT THE I S, USE FIGURED NG ON-SITE WO	WRITTEN PE DIMENSION ORK OR OFF-	RMISSION OF IS ONLY. SITE

THIS DRAWING ISSUE HAS BEEN REVIEWED BY



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CLIENT HBL DEVELOPMENTS P/L

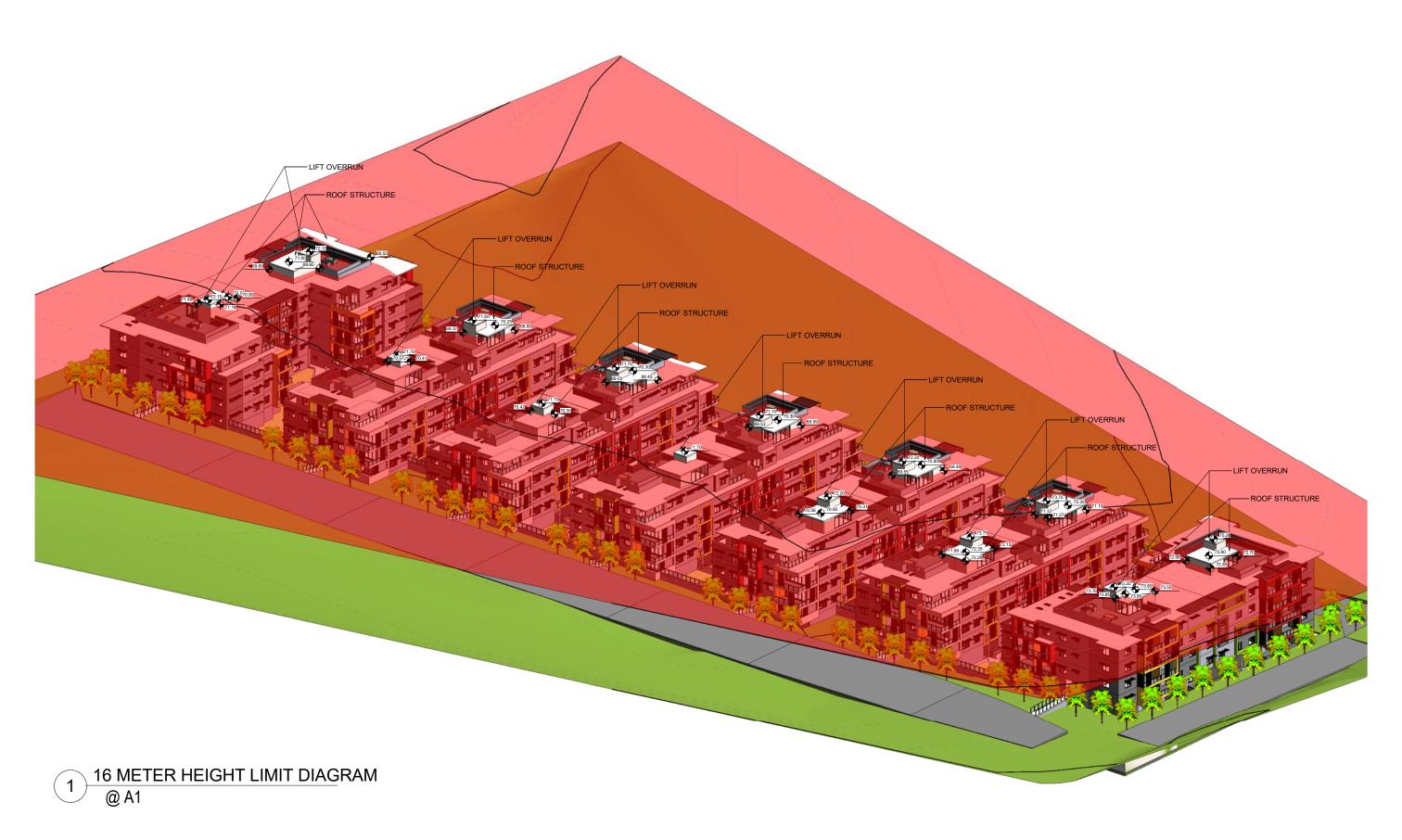
DRAWING

SHADOW DIAGRAM AT 21ST OF JUNE

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

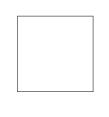
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL











CLIENT
HBL DEVELOPMENTS P/L
DRAWING

16 METER HEIGHT LIMIT DIAGRAM

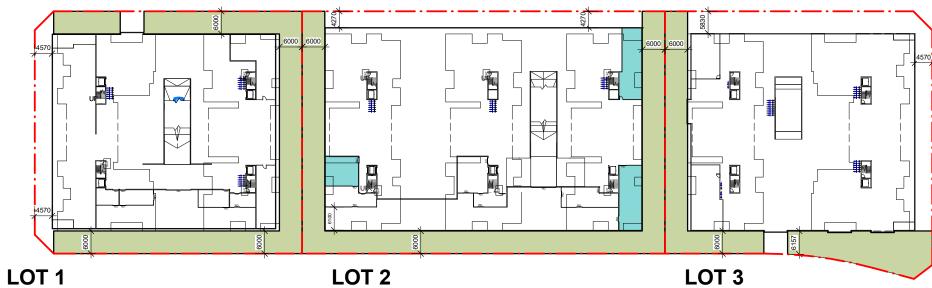
108/16-17	44 / 75	F
PROJECT	DRAWING	ISSUE
14/06/2019	00/122 @	5.0
DAT	SCALE @	DRAW

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd Suite 4.04, Level 4, No: 5 Celebration Dr

BELLA VISTA ~ NSW 2153 Australia T :61 2 8814-6991 FAX: 61 2 8814 M :61 412 06 06 04





DEEP SOIL

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

DEEP SOIL DIAGRAM 1:500 @ A1

DEEP SOIL

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

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

ISSL	IE DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17
С	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



CLIENT HBL DEVELOPMENTS P/L

DRAWING

DEEPSOIL AREA DIAGRAM

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	45 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

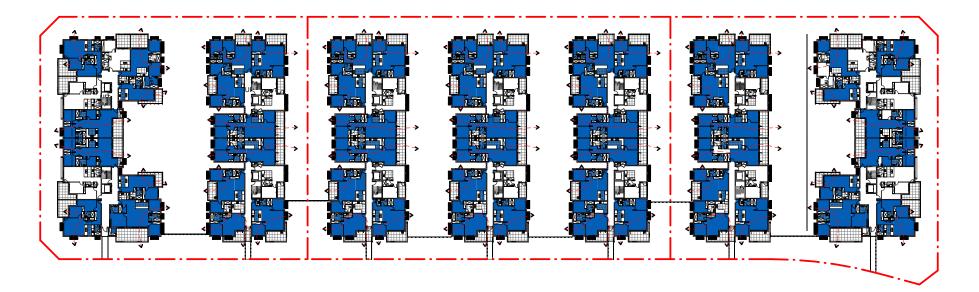
JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T . 612 8814-6991 FAX: 612 8814-6992
M . 61412 06 06 04
E . info @ jaarchitects.com.au
W . www.jsarchitects.com.a





CROSS VENTILATION DIAGRAM GF

1:500 @ A1



				CROSS				
	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING G	TOTA
FLOORS	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%	37/51 UNITS = 72%	249/322 UNITS = 77%				

CROSS VENTILATION DIAGRAM L1

1:500 @ A1

A	DA ISSUE	SO	so	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17
С	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
	EPTS AND INFORMATION CONTAINED IN THIS DRA			
	DDUCED IN WHOLE OR PART OR BY ANY MEDIUM, CHITECTS PTY LTD. DO NOT SCALE THIS DRAWIN			



0m	10m	20m	30m	40m	50m
VISUAL	SCALE 1:	500 @ A1			-

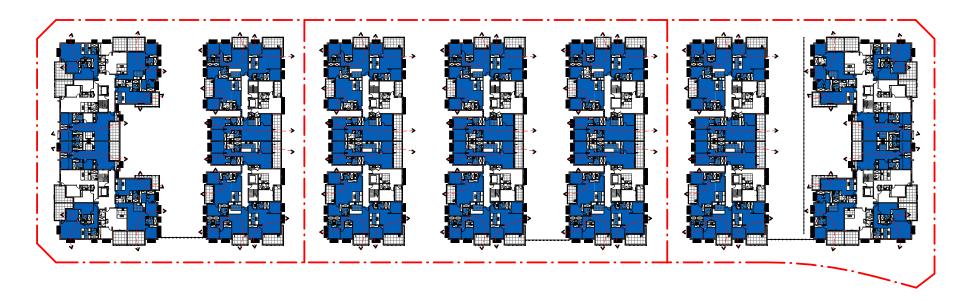
CLIENT HBL DEVELOPMENTS P/L DRAWING

CROSS VENTILATION DIAGRAM GF& 1L

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	46 / 75	F

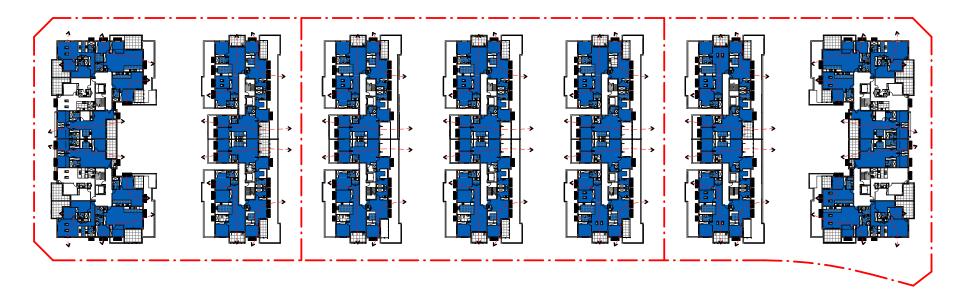
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD





CROSS VENTILATION DIAGRAM 2-3F

1:500 @ A1

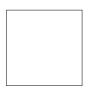


CROSS VENTILATION DIAGRAM 4F

1:500 @ A1

AMENDMENT

ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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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CLIENT HBL DEVELOPMENTS P/L DRAWING

CROSS VENTILATION DIAGRAM 2-3L &

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	47 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD





1:500 @ A1

				SOLAR				
	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING	BUILDING G	TOTA
FLOORS	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%	37/51 UNITS = 72%	238/322 UNITS = 72%				

LEVEL 1-3 FLOOR PLAN (TYPICAL)

1:500 @ A1

ISSU	E DESCRIPTION	DRAWN	SIGNED	DAT
Α	DA ISSUE	SO	so	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	AS PER COUNCIL E-MAIL 27.11.2017	SO	so	16/02/18
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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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0m	10m	20m	30m	40m	50

CLIENT
HBL DEVELOPMENTS P/L DRAWING

SOLAR ACCESS DIAGRAM GF & 1L

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

PROJEC

PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL

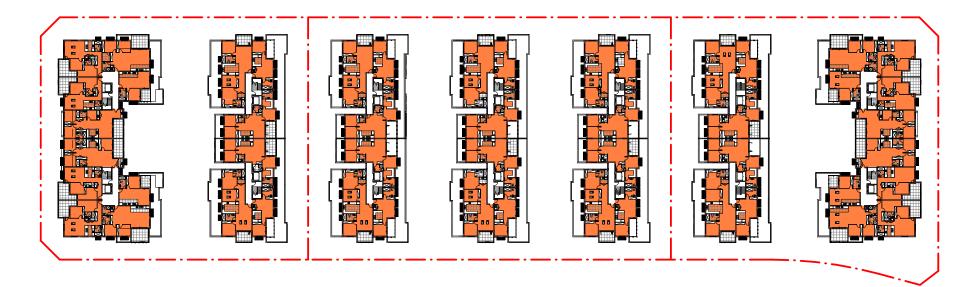
JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2:153 Australia
T .61 2 8814-6991 FAX: 61 2 8814-6992
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SOLAR ACCESS DIAGRAM 2-3L

1:500 @ A1

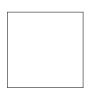


SOLAR ACCESS DIAGRAM 4F

1:500 @ A1

ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE			
A	DA ISSUE	SO	SO	08/06/17			
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17			
С	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	AS	so	03/04/20			
	DATED 31.03.2020						
001105	PTS AND INFORMATION CONTAINED IN THIS DRA	NUMBER OF	MONORITA AND	I I			
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	CTIONS.	DISCREPANCIE	O MIND SEEK				





CLIENT HBL DEVELOPMENTS P/L DRAWING

SOLAR ACCESS DIAGRAM 2-3L & 4L

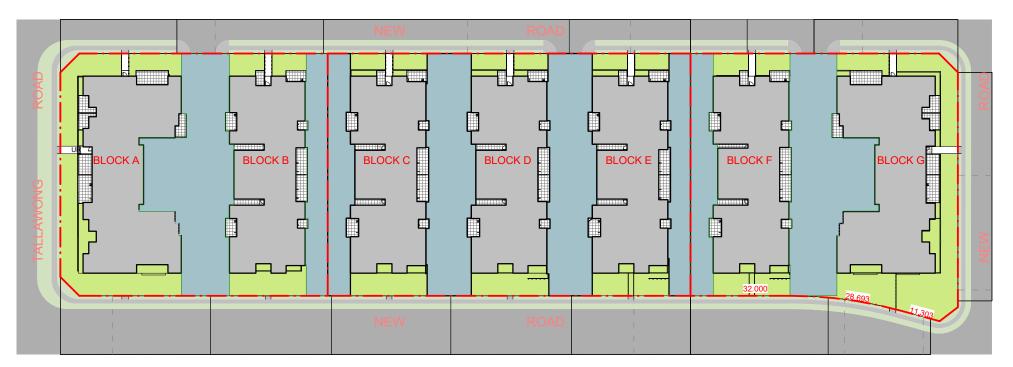
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	49 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

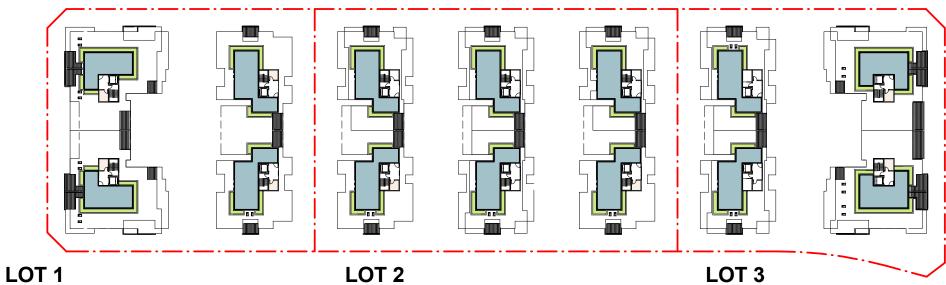
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Suite 4.04, Level 4, No: 5 Celebration Driv
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COMMON OPEN SPACE GF 1:500 @ A1



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)

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)

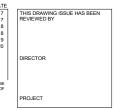
COS AREA

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

\sim	1.000
	1.500

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE
Α	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	SO	14/09/17
С	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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CLIENT HBL DEVELOPMENTS P/L

DRAWING

COMMON OPEN SPACE

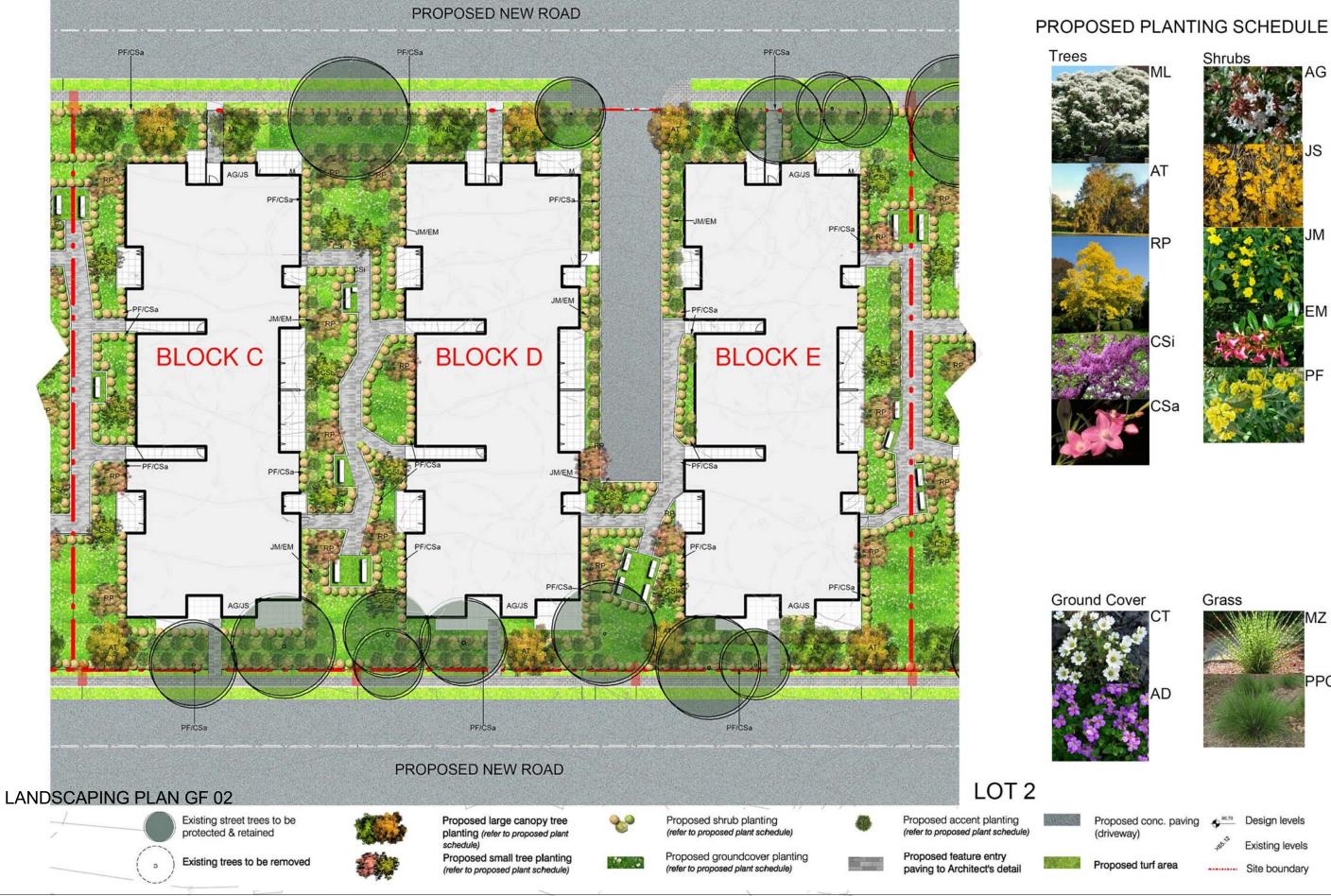
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	50 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

JS Architects Pty Ltd



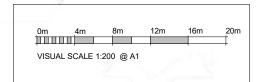
108/16-17



AMENDMENT 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 \$0 \$0 \$0 \$0 \$0 \$0







CLIENT HBL DEVELOPMENTS P/L

DRAWING

108/16-17

LANDSCAPE PLAN GF 02

14/06/2019

52 / 75

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL JS Architects Pty Ltd

Existing levels



PPC





VISUAL SCALE 1:200 @ A1

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	53 / 75	F







STREET TREES

SG







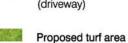
LOT 1

Proposed accent planting (refer to proposed plant schedule)

Proposed feature entry paving to Architect's detail



Proposed conc. paving 60.70 Design levels (driveway)





Site boundary

AMENDMENT AMIENDIMEN I
ISSUE DESCRIPTION
A DA ISSUE
B AS PER COUNCIL E-MAIL 01.08.2017
C AS PER COUNCIL E-MAIL 27.11.2017
D AS PER COUNCIL E-MAIL 01.08.2018
AD JUSTIMENT OF ROAD RL
F REVISED AS PER COUNCIL E-MAIL
DATED 31.03.2020



0m	4m	8m	12m	16m	20m
VISUA	L SCALE 1	:200 @ A1	1		

CLIENT HBL DEVELOPMENTS P/L DRAWING

LANDSCAPE PLAN STREET TREES 01

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	54 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL







STREET TREES

SG



LC



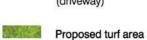


FP



LOT 2

Proposed accent planting (refer to proposed plant schedule)



(driveway)



Proposed conc. paving 60.70 Design levels

----- Site boundary

Existing levels

AMENDMENT \$0 \$0 \$0 \$0 \$0 \$0

08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20





0m	4m	8m	12m	16m	20m
VISUAL	SCALE 1	:200 @ A1			-

CLIENT HBL DEVELOPMENTS P/L

DRAWING

LANDSCAPE PLAN STREET TREES 02

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	55 / 75	F

PROJEC
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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T : 61 2.8814-6991 FAX: 61 2.8814-6992
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STREET TREES

SG



LC





FP





Proposed accent planting (refer to proposed plant schedule)



Proposed turf area



----- Site boundary

Existing levels

AMENDMENT 08/06/17 14/09/17 16/02/18 13/09/18 14/06/19 03/04/20 \$0 \$0 \$0 \$0 \$0 \$0





0m	4m	8m	12m	16m	20m
VISUAL	SCALE 1	:200 @ A1	1	•	

CLIENT HBL DEVELOPMENTS P/L

DRAWING

LANDSCAPE PLAN STREET TREES 03

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	56 / 75	F

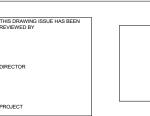
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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AMENDMENT

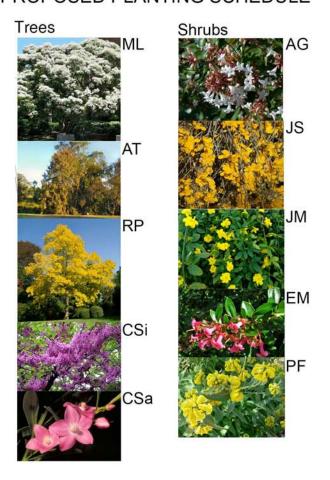


LANDSCAPE PLAN RF 01

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

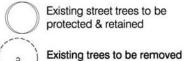








LOT 2



schedule)

Proposed small tree planting (refer to proposed plant schedule) Proposed groundcover planting (refer to proposed plant schedule)

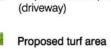


Proposed accent planting (refer to proposed plant schedule)

Proposed feature entry paving to Architect's detail



Proposed conc. paving (driveway)



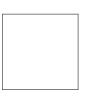


Existing levels

----- Site boundary

AMENDMENT

DA ISSUE
AS PER COUNCIL E-MAIL 01.08.2017
AS PER COUNCIL E-MAIL 27.11.2017
AS PER COUNCIL E-MAIL 06.06.2018
ADJUSTMENT OF ROAD R.L
REVISED AS PER COUNCIL E-MAIL
DATED 31.03.2020 \$0 \$0 \$0 \$0 \$0 \$0



CLIENT HBL DEVELOPMENTS P/L DRAWING

LANDSCAPE PLAN RF 02

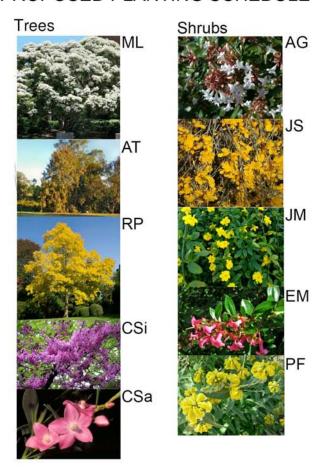
DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	58 / 75	F

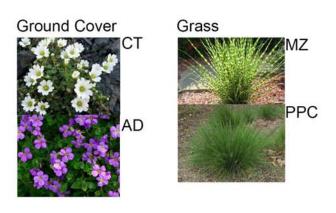
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

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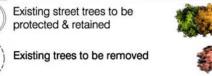








T 3



(refer to proposed plant schedule) Proposed feature entry

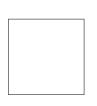
Proposed conc. paving (driveway) Proposed turf area

Design levels

Existing levels ----- Site boundary

AMI	ENDMENT			
ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17
С	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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CLIENT HBL DEVELOPMENTS P/L DRAWING

LANDSCAPE PLAN RF 03

108/16-17

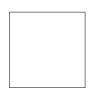
14/06/2019 ISSUE **F**

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

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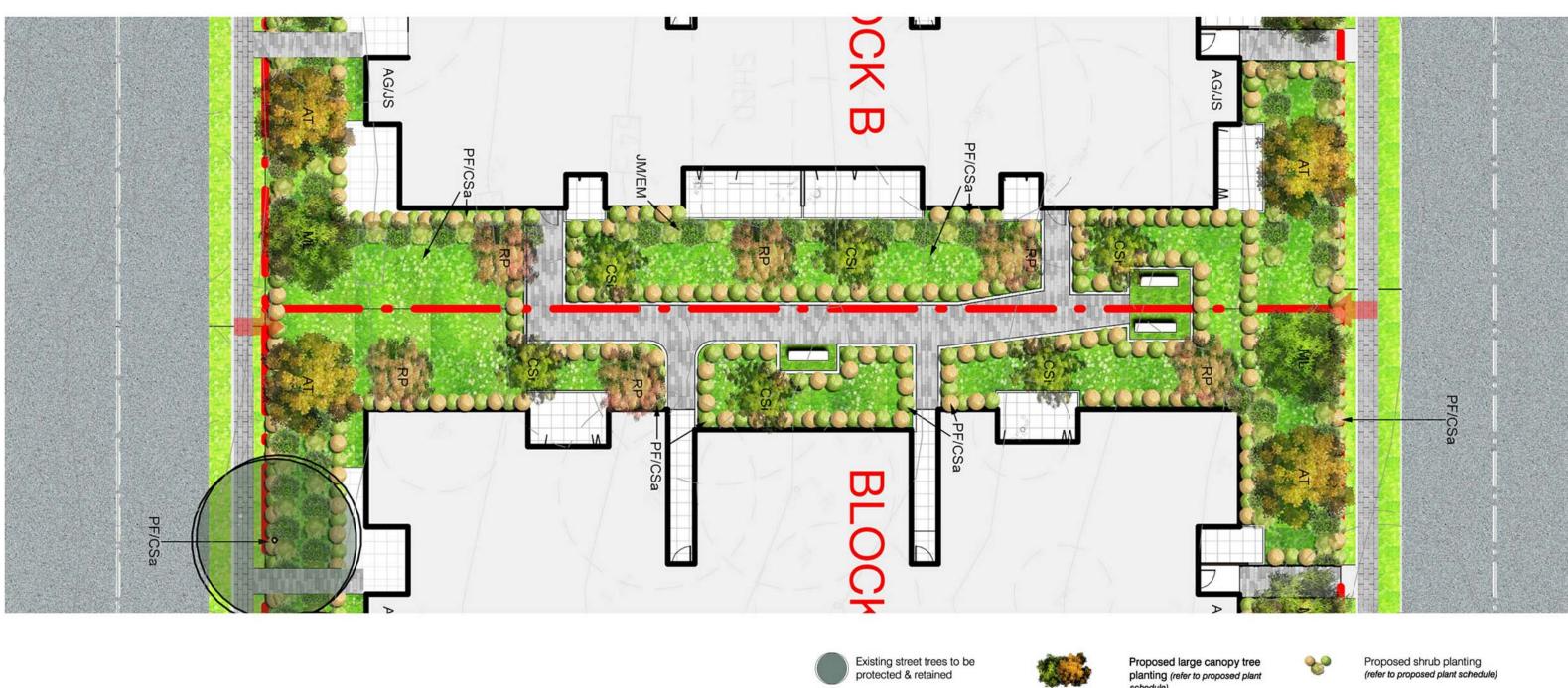


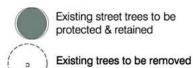
14/06/2019

108/16-17 60 / 75

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Suite 4.04, Level 4, No: 5 Celebration Drive
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T .612 8814-6991 FAX: 612 8814-6992
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Proposed small tree 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 🍎 60.70 Design levels (driveway)

Proposed turf area

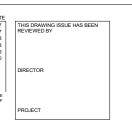


Existing levels

----- Site boundary

LANDSCAPING PLAN DETAIL B/C 1:100 @ A1

AME	NDMENT			
ISSUE	DESCRIPTION	DRAWN	SIGNED	DAT
A	DA ISSUE	SO	SO	08/06/17
В	AS PER COUNCIL E-MAIL 01.08.2017	so	SO	14/09/17
С	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
JS ARCI VERIFY FABRIC	PTS AND INFORMATION CONTAINED IN THIS DRR DUCED IN WHOLE OR PART OR BY ANY MEDIUM. HITECTS PTY LTD. DO NOT SCALE THIS DRAWIN ALL PROJECT DIMENSIONS BEFORE COMMENCI ATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY CTIONS.	WITHOUT THE I S, USE FIGURED NG ON-SITE WO	WRITTEN PE DIMENSION ORK OR OFF	RMISSION OF IS ONLY. SITE



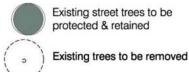
CLIENT HBL DEVELOPMENTS P/L DRAWING LANDSCAPE PLAN DETAILS B/C

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	61 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL









Proposed large canopy tree planting (refer to proposed plant

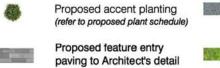
Proposed small tree planting (refer to proposed plant schedule)

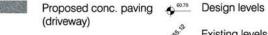


Proposed shrub planting (refer to proposed plant schedule)



Proposed groundcover planting (refer to proposed plant schedule)







Existing levels

Proposed turf area

----- Site boundary

LANDSCAPING PLAN DETAIL C/D 1:100 @ A1

	ENDMENT E DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/06/17	
B	AS PER COUNCIL F-MAIL 01 08 2017	SO.	SO SO	14/09/17	
c	AS PER COUNCIL E-MAIL 27 11 2017	SO	so	16/02/18	
D	AS PER COUNCIL F-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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CLIENT HBL DEVELOPMENTS P/L DRAWING

LANDSCAPE PLAN DETAILS C/D

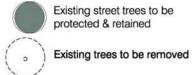
108/16-17	62 / 75	F
PROJECT	DRAWING	ISSUE
14/06/2019		
DAT	SCALE @	DRAW

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

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Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
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planting (refer to proposed plant schedule)

Proposed small tree planting (refer to proposed plant schedule)



(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 👴 60.70 Design levels (driveway)

Proposed turf area



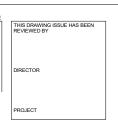


Existing levels

----- Site boundary

LANDSCAPING PLAN DETAIL D/E 1:100 @ A1

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE	
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3	AS PER COUNCIL E-MAIL 01.08.2017	so	so	14/09/17	RE
0	AS PER COUNCIL E-MAIL 27.11.2017	SO	so	16/02/18	
)	AS PER COUNCIL E-MAIL 06.06.2018	so	so	13/09/18	
=	ADJUSTMENT OF ROAD R.L	so	so	14/06/19	
=	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	SO	03/04/20	
					DIR
CONC	EPTS AND INFORMATION CONTAINED IN THIS DRA	WING ARE COR	YRIGHT AND	MAY NOT BE	
REPR	ODUCED IN WHOLE OR PART OR BY ANY MEDIUM.	WITHOUT THE	WRITTEN PE	RMISSION OF	
	CHITECTS PTY LTD. DO NOT SCALE THIS DRAWING Y ALL PROJECT DIMENSIONS BEFORE COMMENC				PR
FABR	ICATION. NOTIFY JS ARCHITECTS PTY LTD OF ANY	DISCREPANCIE	S AND SEEK		1



CLIENT HBL DEVELOPMENTS P/L DRAWING

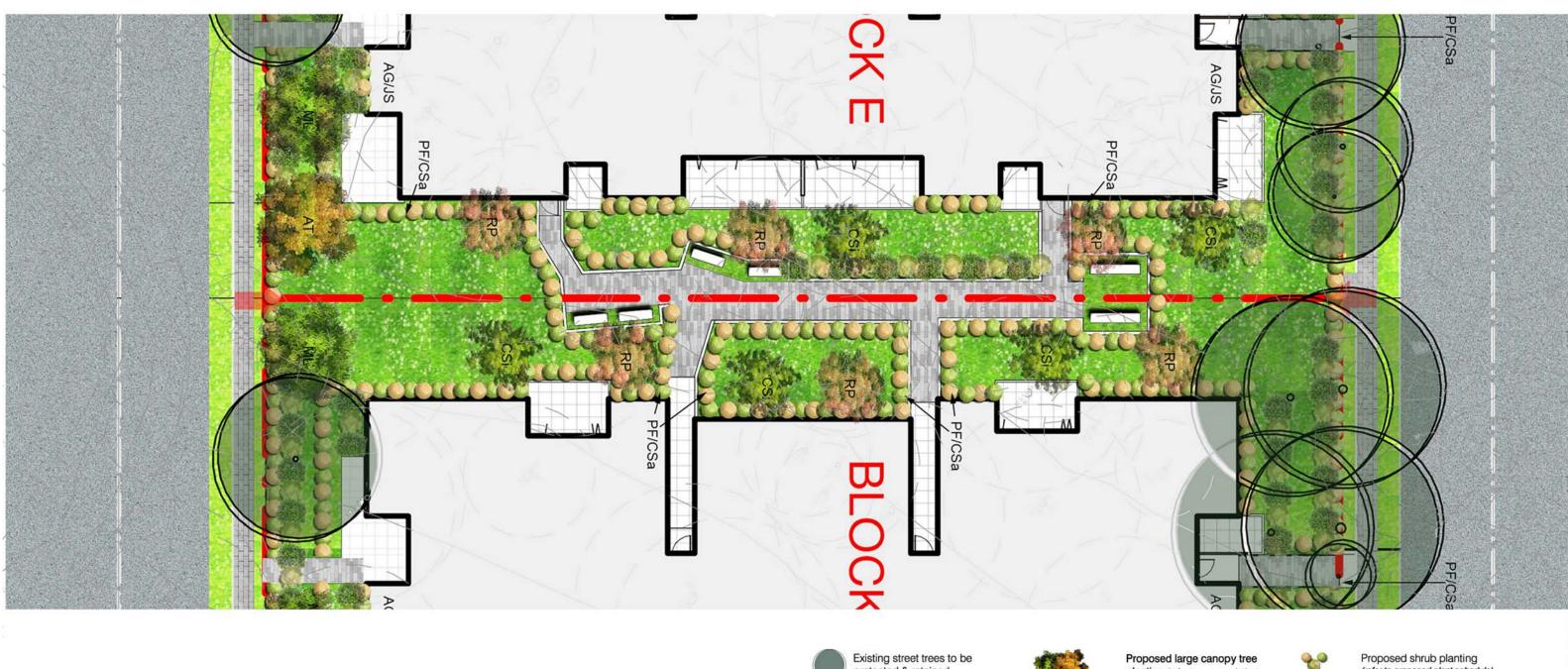
LANDSCAPE PLAN DETAILS D/E

DAT	SCALE @	DRAW
14/06/2019	_	
PROJECT	DRAWING	ISSUE
108/16-17	63 / 75	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
T .61 2 8814-6991 FAX: 61 2 8814-6992
M .61 412 06 06 04
E .info @ jaxrhitects.com.au
W .www.jsarchitects.com.a





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



planting (refer to proposed plant

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 👴 60.70 Design levels (driveway)

Proposed turf area



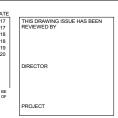


Existing levels

----- Site boundary

LANDSCAPING PLAN DETAIL E/F 1:100 @ A1

AIVIE	NUMENT				
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE	
A	DA ISSUE	SO	SO	08/06/17	
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17	
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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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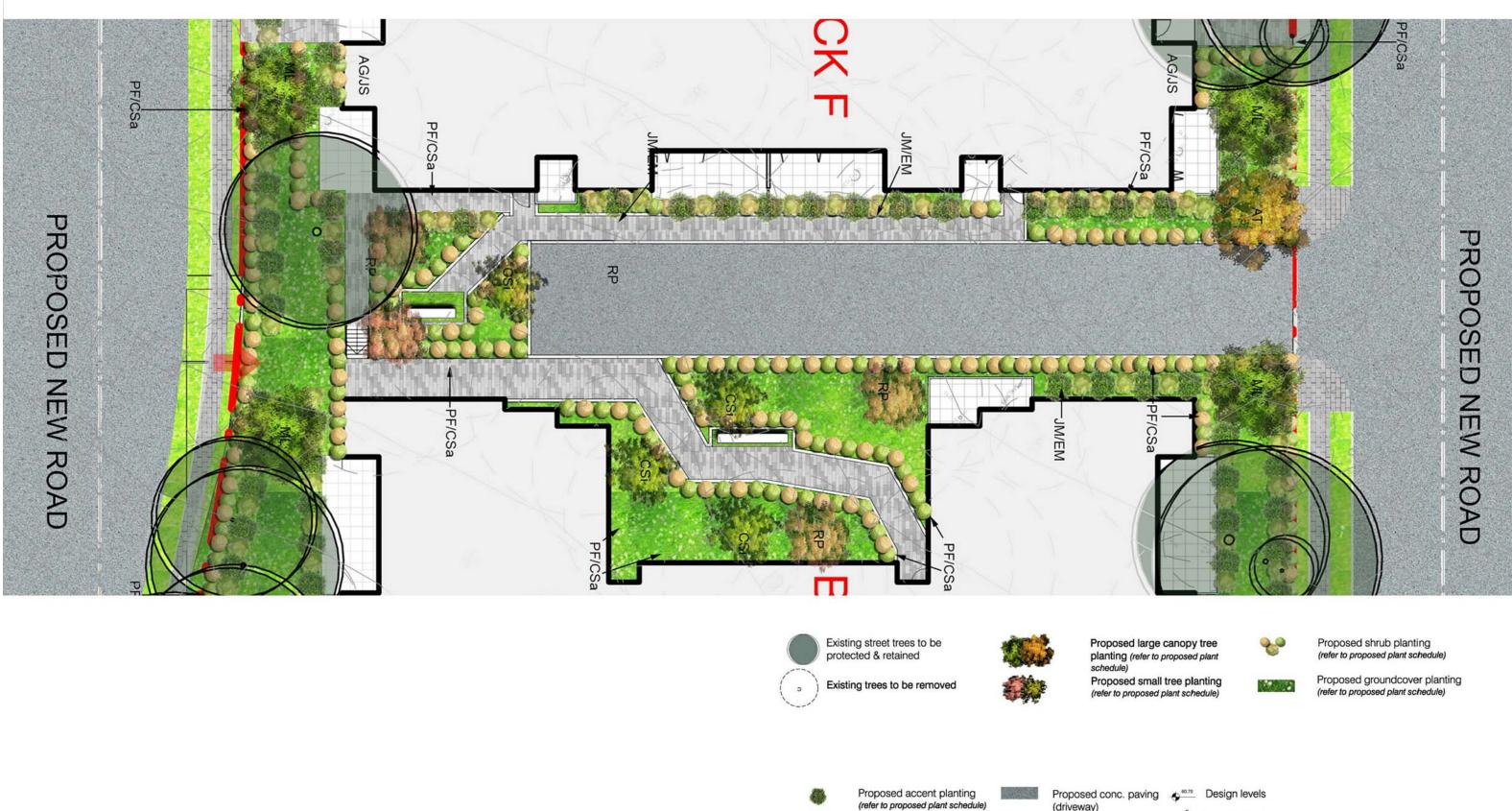
CLIENT HBL DEVELOPMENTS P/L DRAWING LANDSCAPE PLAN DETAILS E/F

14/06/2019 64 / 75 108/16-17

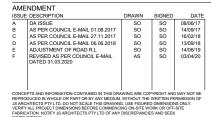
PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL

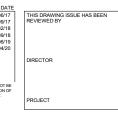
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Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T .61 2 8814-6991 FAX: 61 2 8814-6992
M .61412 06 06 04
E .info @ jarchitects.com.au
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LANDSCAPING PLAN DETAIL F/G 1:100 @ A1





Proposed feature entry paving to Architect's detail

(driveway)

Existing levels

Proposed turf area

----- Site boundary

CLIENT HBL DEVELOPMENTS P/L DRAWING LANDSCAPE PLAN DETAILS F/G

108/16-17	65 / 75	F
PROJECT	DRAWING	ISSU
14/06/2019		
DAT	SCALE @	DRAW

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

PROJEC.

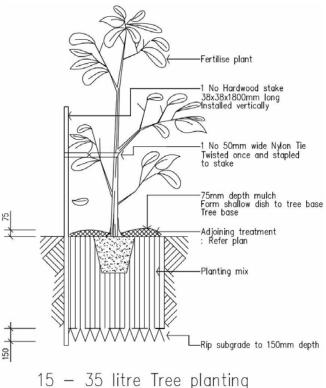
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Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
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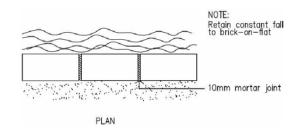
PLANT SCHEDULE

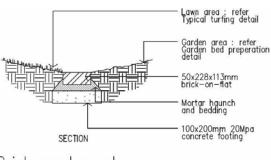
Cod	Latin Name (Common Name - Mature	Qty	Siz	Stake
Trees				
SG	Syncarpia Glomulifera (Turpentine - 8-12m)	8	75	yes
LC	Lophostemon Conferta (Brush Box -	26	75	yes
BP	Brachychiton Populneus (Kurrajong -	8	70 litre	yes
FP	Fraxinus Pennsylvania Cimmzam Cimmaron (Cimmazam Cimmaron Green Ash - 7-8m)	30	70	yes
Trees				
AT	Allocasuarina Torulosa (Forest Oak -	20	75	yes
ML	Melaleuca Lineariifolia (Snow In Summer -	21	75	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust -	27	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree -	27	45	yes
Shrubs				
AG	Abelia Grandiflora (Abelia -	145	25	1
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 Sumer -	_	_	_
AD	Aubrieta Deltoidea (Rock Cress -	-	_	_
Grass				
М	Miscanthus Sinensis Zebrinus (Zebra Grass-	-	-	-
PPO	Poa Poiformis Courtney (Green Coastal Tussock Grass -	-	-	-

LANDSCAPE DETAILS

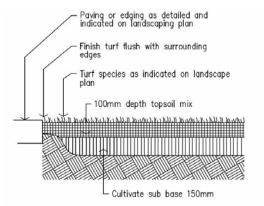


15 - 35 litre Tree planting Detail. Not.To.Scale.

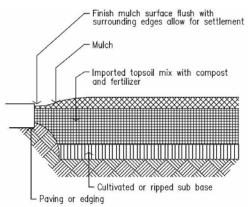




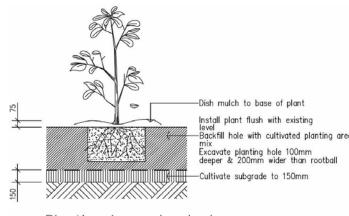
Brick garden edge Detail.



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



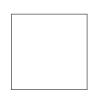
Ground preparation Planting area using imported topsoil Detail. Not.To.Scale.



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

ISSU	E DESCRIPTION	DRAWN	SIGNED	DATE
Ā	DA ISSUE	SO	SO	08/06/17
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F	REVISED AS PER COUNCIL E-MAIL DATED 31.03.2020	AS	so	03/04/20
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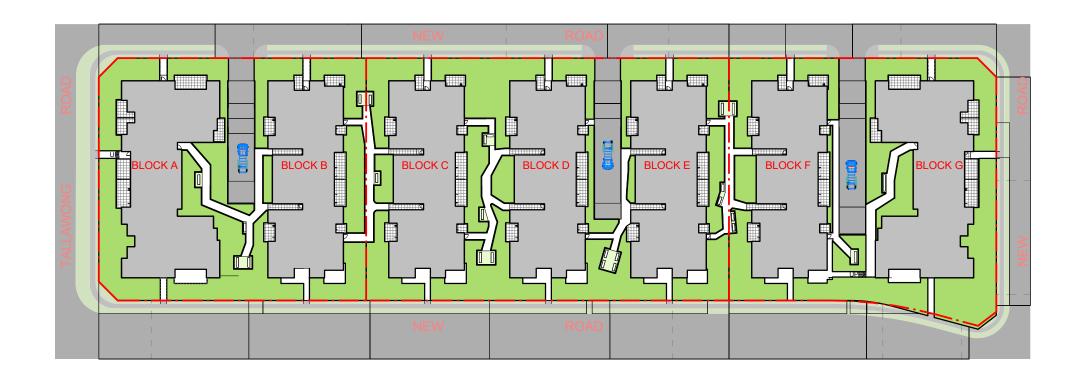
LANDSCAPING LEGEND

14/06/2019 ISSUE 108/16-17

PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL

JS Architects Pty Ltd





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

LANDSCAPE DIAGRAM 1:500 @ A1

ISSL	JE DESCRIPTION	DRAWN	SIGNED	DATE
Ą	DA ISSUE	SO	SO	08/06/17
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)	AS PER COUNCIL E-MAIL 06.06.2018	so	so	13/09/18
Ε	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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VISUAL	SCALE 1:	500 @ A1			
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CLIENT HBL DEVELOPMENTS P/L

DRAWING

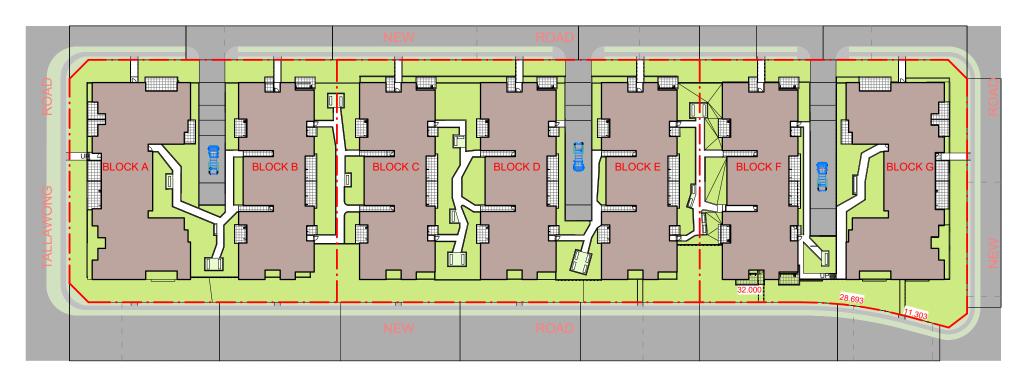
LANDSCAPE DIAGRAM

108/16-17	67 / 75	F
PROJECT	DRAWING	ISSUE
14/06/2019		
DAT	SCALE @	DRAW

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

JS Architects Pty Ltd





LOT 1

SITE

TOTAL SITE : 4,509.47m²

MAX SITE COVERAGE: 50.00% (2,254.74m²)

PROVIDED SITE COVERAGE: 42.53% (1,917.97m²)

LOT 2

SITE

TOTAL SITE : 6,154.08m²

MAX SITE COVERAGE: 50.00% (3,077.04m²)

PROVIDED SITE COVERAGE: 42.98% (2,664.81m²)

LOT 3

SITE

TOTAL SITE : 4,637.56m²

MAX SITE COVERAGE: 50.00% (2,318.78m²)

PROVIDED SITE COVERAGE: 41.45% (1,922.16m²)

SITE COVERAGE DIAGRAM 1:500 @ A1

A	DA ISSUE	SO	SO	08/06/17
B	AS PER COUNCIL F-MAIL 01 08 2017	SO	SO SO	14/09/17
С	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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VISUA	L SCALE 1	:500 @ A1			

CLIENT HBL DEVELOPMENTS P/L DRAWING

SITE COVERAGE DIAGRAM

14/06/2019 108/16-17

PROJEC PROPOSED FLAT BUILDINGS 50 TALLAWONG ROAD ROUSE HILL















3 ALUMINIUM LOUVRE









7) AFS CONCRETE PAINTED PANEL - GREEN

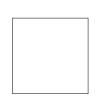
EXTERIOR FINISHES - LOT A/G @ A1

AMENDMENT						
ISSUE	DESCRIPTION	DRAWN	SIGNED	DATE		
A	DA ISSUE	SO	SO	08/06/17		
В	AS PER COUNCIL E-MAIL 01.08.2017	SO	so	14/09/17		
С	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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DIRECTOR

PROJECT



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EXTERIOR FINISHES - LOT A/G

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	69 / 75	F

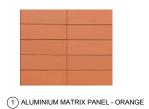
PROJEC
PROPOSED FLAT BUILDINGS |
50 TALLAWONG ROAD
ROUSE HILL

JS Architects Pty Ltd
Suite 4.04, Level 4, No: 5 Celebration Dr

T :61 2 8814-6991 FAX: 61 2 8814-699
M :61 412 06 06 04
E :info @ jsarchitects.com.au
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EXTERIOR FINISHES - LOT B/F @ A1

SSU	DESCRIPTION	DRAWN	SIGNED	DATE			
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CLIENT HBL DEVELOPMENTS P/L

DRAWING

EXTERIOR FINISHES - LOT B/F

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	70 / 75	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
T .61 2 8814-6991 FAX: 61 2 8814-6992
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E .info @ jacrhitects.com.au
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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

EXTERIOR FINISHES - LOT C/E @ A1

MENDMENT SUE DESCRIPTION	DRAWN	SIGNED	DATE			
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DA ISSUE	so	so	08/06/17	THIS DRAWING ISSUE HAS BEEN		
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AS PER COUNCIL E-MAIL 06.06.2018	so	so	13/09/18			
ADJUSTMENT OF ROAD R.L.	so	so	14/06/19			
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				DIRECTOR		
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BRICATION, NOTIFY JS ARCHITECTS PTY LTD OF ANY STIPLICTIONS	DISCREPANCI	S AND SEEK				

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DRAWING

EXTERIOR FINISHES - LOT C/E

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	71 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL









1 ALUMINIUM MATRIX PANEL -

2 FACE BRICK FEATURE WALL



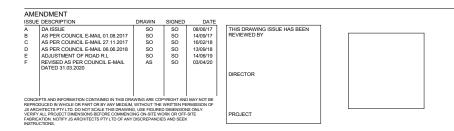






6 ALUMINIUM LOUVRE

EXTERIOR FINISHES - LOT D @ A1



CLIENT HBL DEVELOPMENTS P/L DRAWING

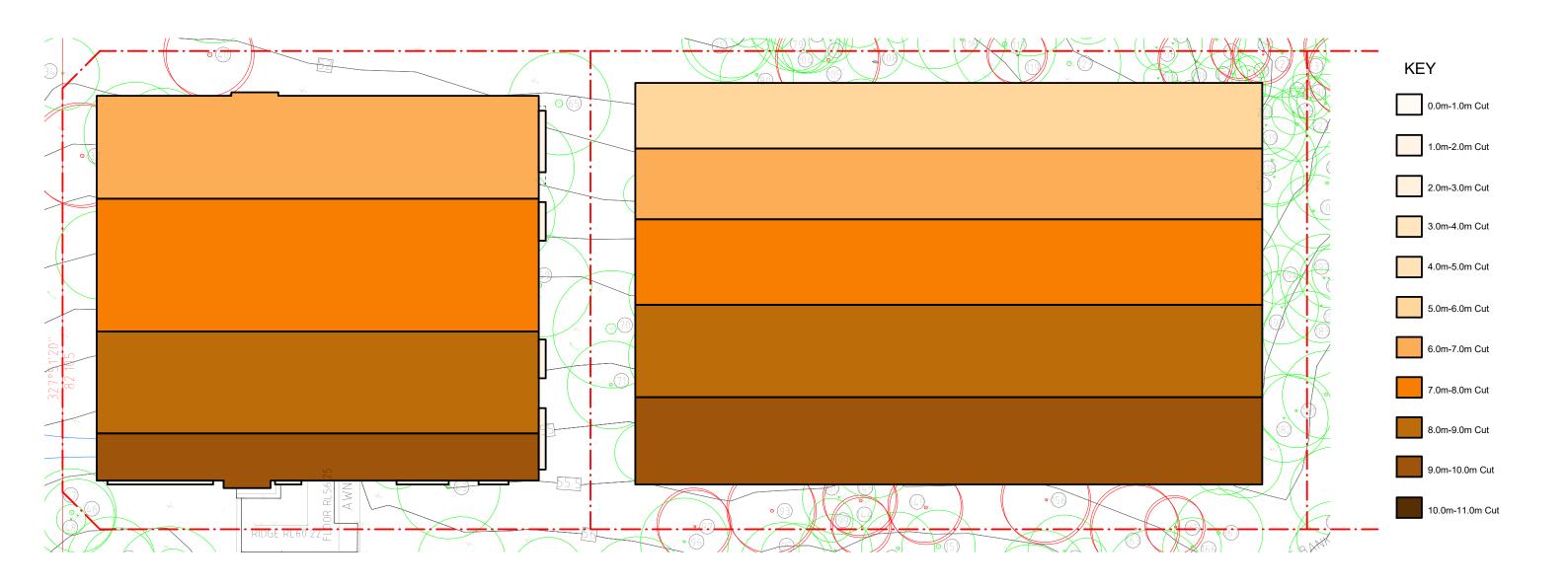
EXTERIOR FINISHES - LOT D

DAT	SCALE @	DRAW
14/06/2019		
PROJECT	DRAWING	ISSUE
108/16-17	72 / 75	F

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD
ROUSE HILL







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



CLIENT HBL DEVELOPMENTS P/L

DRAWING **CUT & FILL PLAN**

14/06/2019 PROJECT ISSUE **F** 108/16-17

PROJEC
PROPOSED FLAT BUILDINGS
50 TALLAWONG ROAD ROUSE HILL

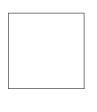




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AMENDMENT SIGNED DATE
SO 08/06/17
SO 14/09/17
SO 16/02/18
SO 13/09/18
SO 14/06/19
SO 03/04/20

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CLIENT HBL DEVELOPMENTS P/L DRAWING

CUT & FILL PLAN

14/06/2019 PROJECT 108/16-17

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
T - 61 2 8814-6991 FAX: 612 8814-6992
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