

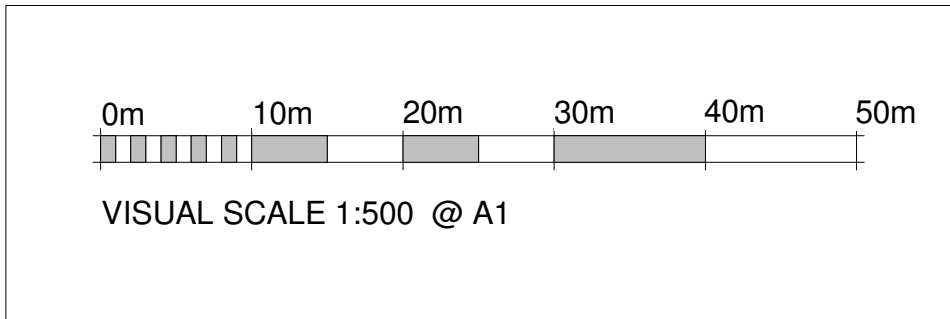
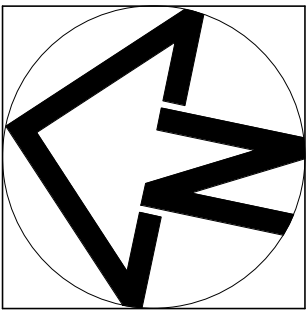


1

LOCATION PLAN / SITE ANALYSIS

1 : 500 @ A1

AMENDMENTS		APPROVED		SIGNED	DATE
ISSUE	DESCRIPTION	SO	SO		
A	ISSUED FOR CLIENT				
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PROJECT ARCHITECT					



CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
LOCATION PLAN / SITE ANALYSIS

DATE  
08/07/16

SCALE @ A1  
4-6 /4-3

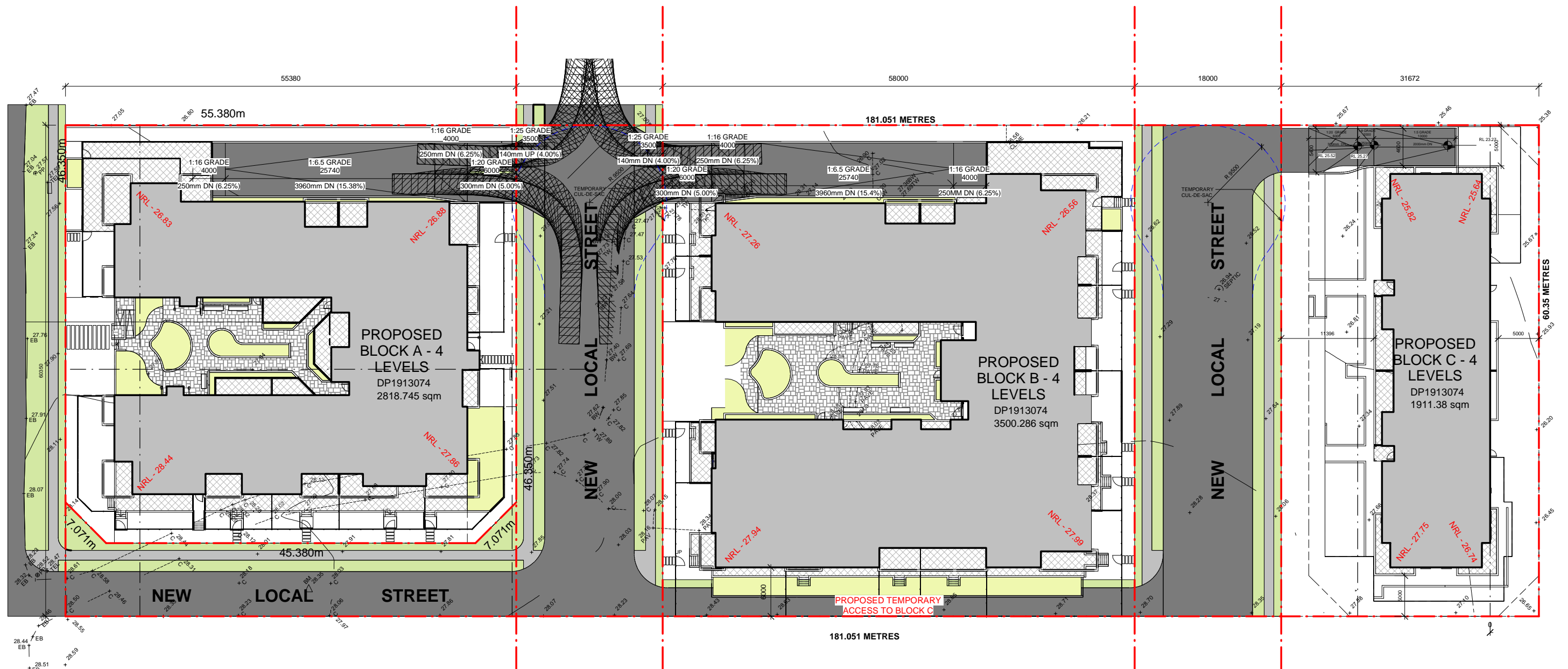
DRAWN  
A

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
Suite 4.04, Level 4, No. 5 Celebration Drive  
BELLA VISTA - NSW 2153 Australia  
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E : info@jsarchitects.com.au  
W : www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Symon Ochudzawa (RAIA 6865)







# 1 SITE PLAN/SITE ANALYSIS

1:250 @ A1

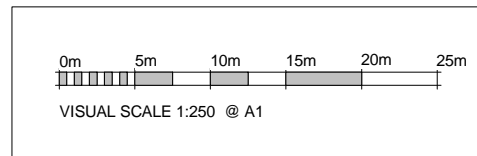
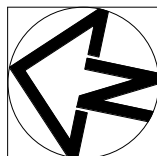
AMENDMENTS		APPROVED SIGNED		DATE
ISSUE DESCRIPTION	SO	SO		
A ISSUED FOR CLIENT	SO	SO		
B AMENDED TO COUNCIL LETTER	SO	SO		05.09.2018

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
SITE PLAN/SITE ANALYSIS

DATE  
05.09.2018

SCALE @ A1

DRAWN  
DR

PROJECT NUMBER  
042/15-16

DRAWING No.  
0-1/4-4

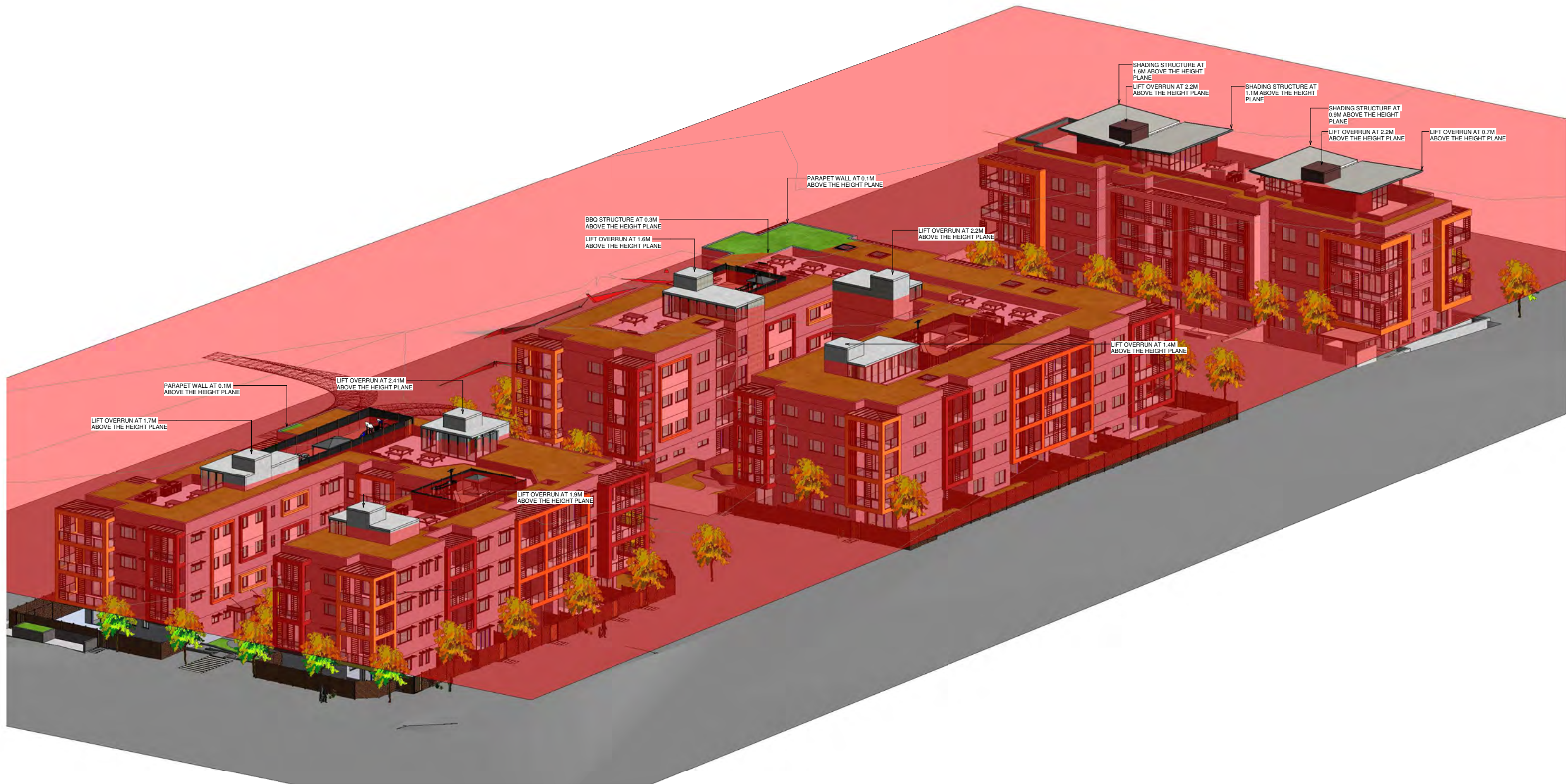
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)







## 2 14M HEIGHT LIMIT DIAGRAM

@ A1

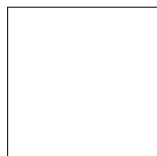
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ISSUE	DESCRIPTION	SO	SO	
A	ISSUED FOR CLIENT	SO	SO	05.09.2018
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GRAHAM DEVELOPERS

DRAWING TITLE  
OVERVIEW PERSPECTIVE

DATE  
05.09.2018

SCALE @ A1

DRAWN  
DR

PROJECT NUMBER  
042/15-16

DRAWING No.  
0-2/4-4

ISSUE  
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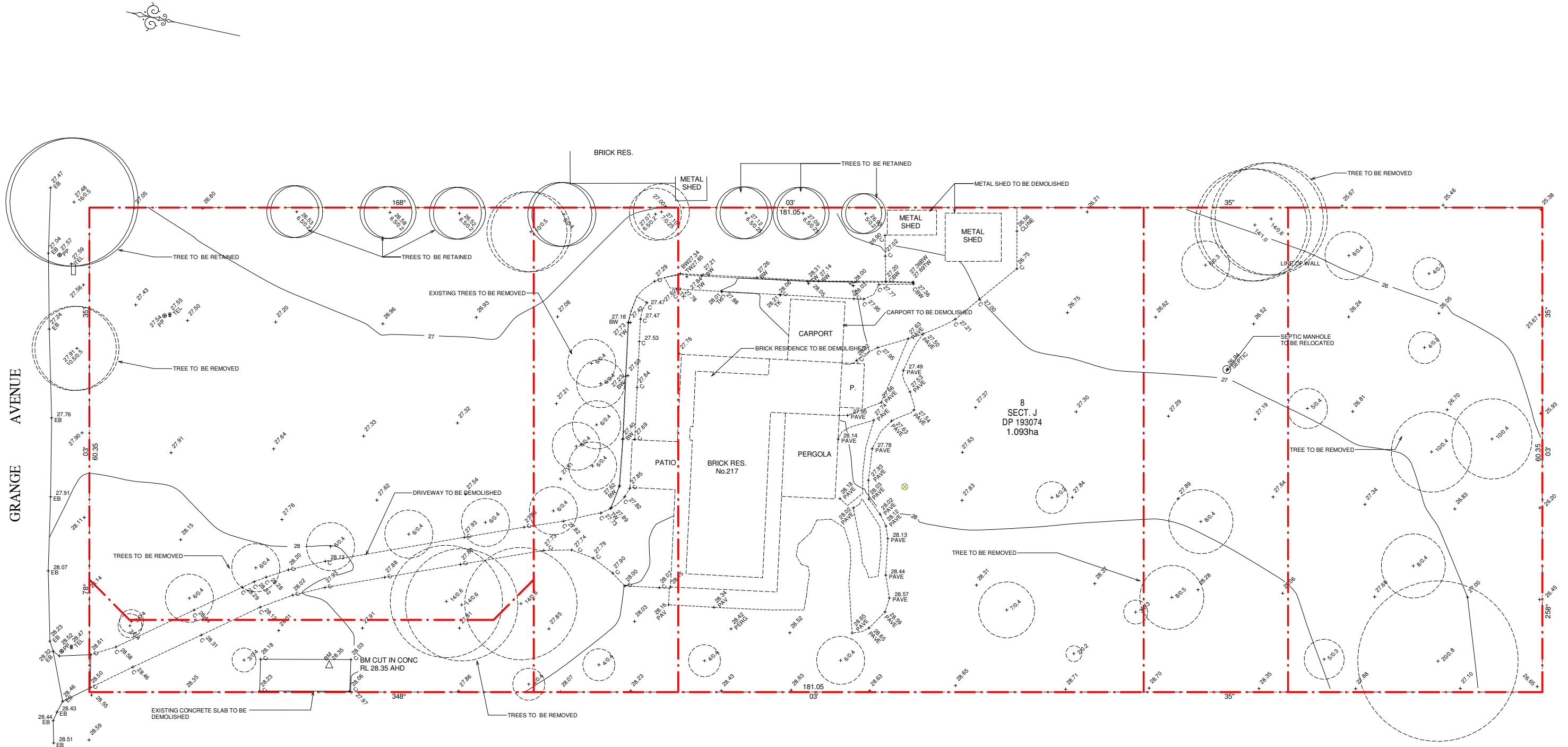
PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
Suite 4.04, Level 4, No. 5 Celebration Drive  
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E info@jsarchitects.com.au  
W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Sayman Ochudzawa (RAA 6865)









# 4 DEMOLITION AND TREE REMOVAL PLAN

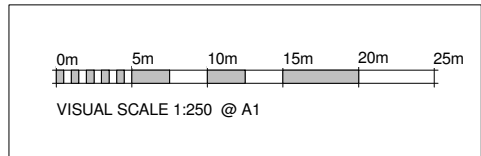
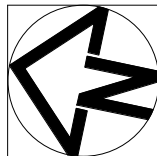
1:250 @ A1

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ISSUE	DESCRIPTION	APPROVED	SIGNED
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GRAHAM DEVELOPERS

DRAWING TITLE  
DEMOLITION PLAN

DATE  
05.09.2018

SCALE @ A1

DRAWN  
DR

PROJECT NUMBER  
042/15-16

DRAWING No.  
0-4/4-4

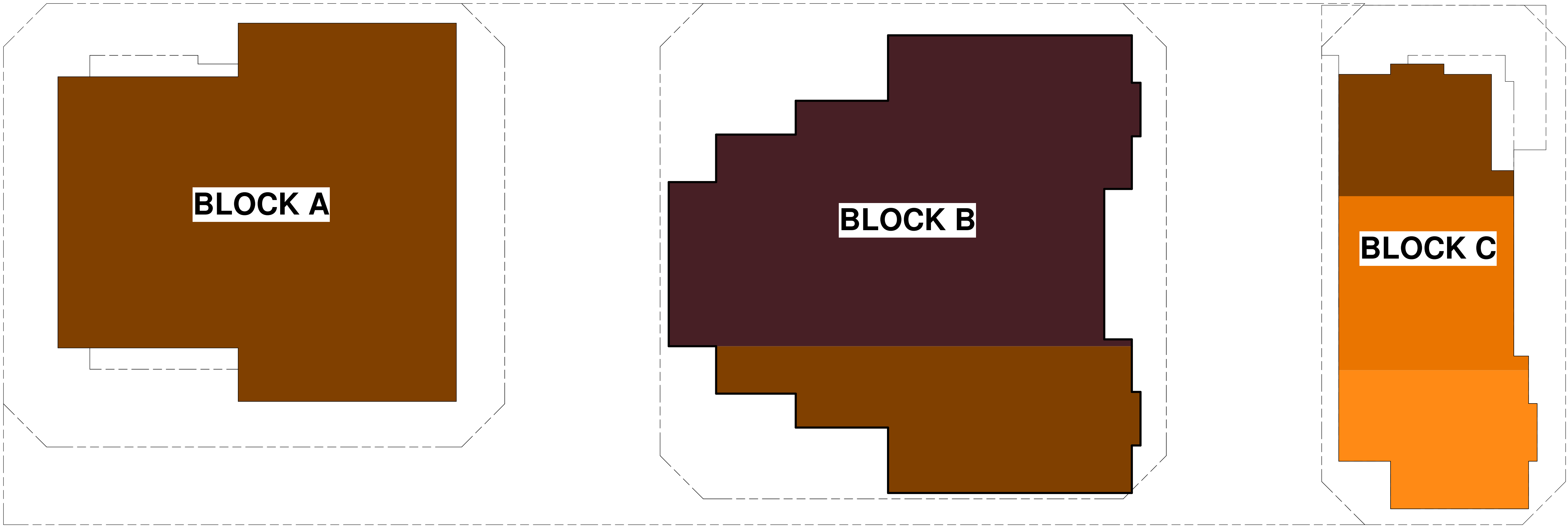
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
Suite 4.04, Level 4, No. 5 Celebration Drive  
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E info@jsarchitects.com.au  
W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)







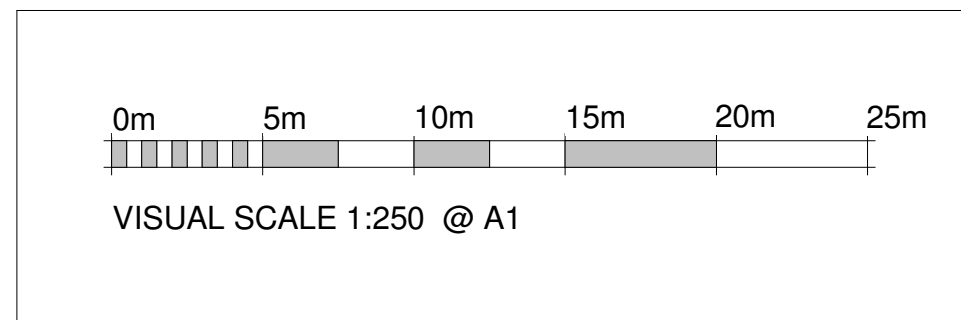
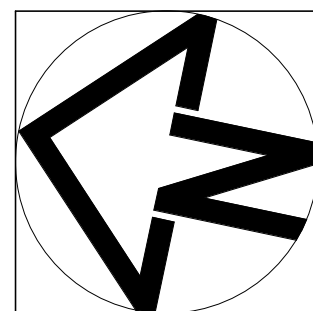
## KEY



## 1 CUT & FILL PLAN

1 : 250 @ A1

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DATE 08/07/16	SCALE @ A1	DRAWN	ISSUE
PROJECT NUMBER 042/15-16	DRAWING No. 4-5 /4-3		A



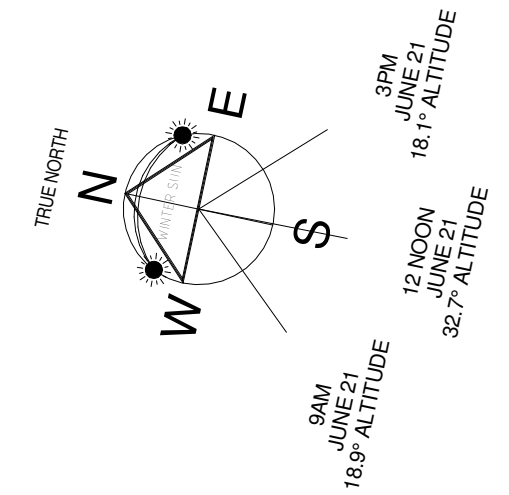




1 SHADOW DIAGRAM 21st JUNE 9AM  
1 : 500 @ A1



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



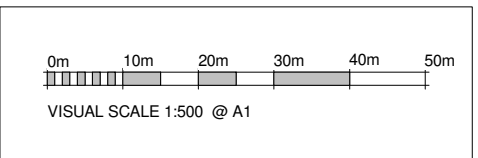
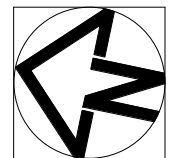
SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
8 AM	9.7°	53.1°E OF N
9 AM	18.9°	42.6°E OF N
10 AM	26.3°	30.0°E OF N
11 AM	31.1°	15.3°E OF N
12 NOON	32.7°	0.8°W OF N
1 PM	30.8°	16.9°W OF N
2 PM	25.7°	31.4°W OF N
3 PM	18.1°	43.7°W OF N
4 PM	8.7°	54.1°W OF N

AMENDMENTS		APPROVED SIGNED		DATE
ISSUE	DESCRIPTION	SO	SO	
A	ISSUED FOR CLIENT	SO	SO	
B	AMENDED TO COUNCIL LETTER	SO	SO	05.09.2018

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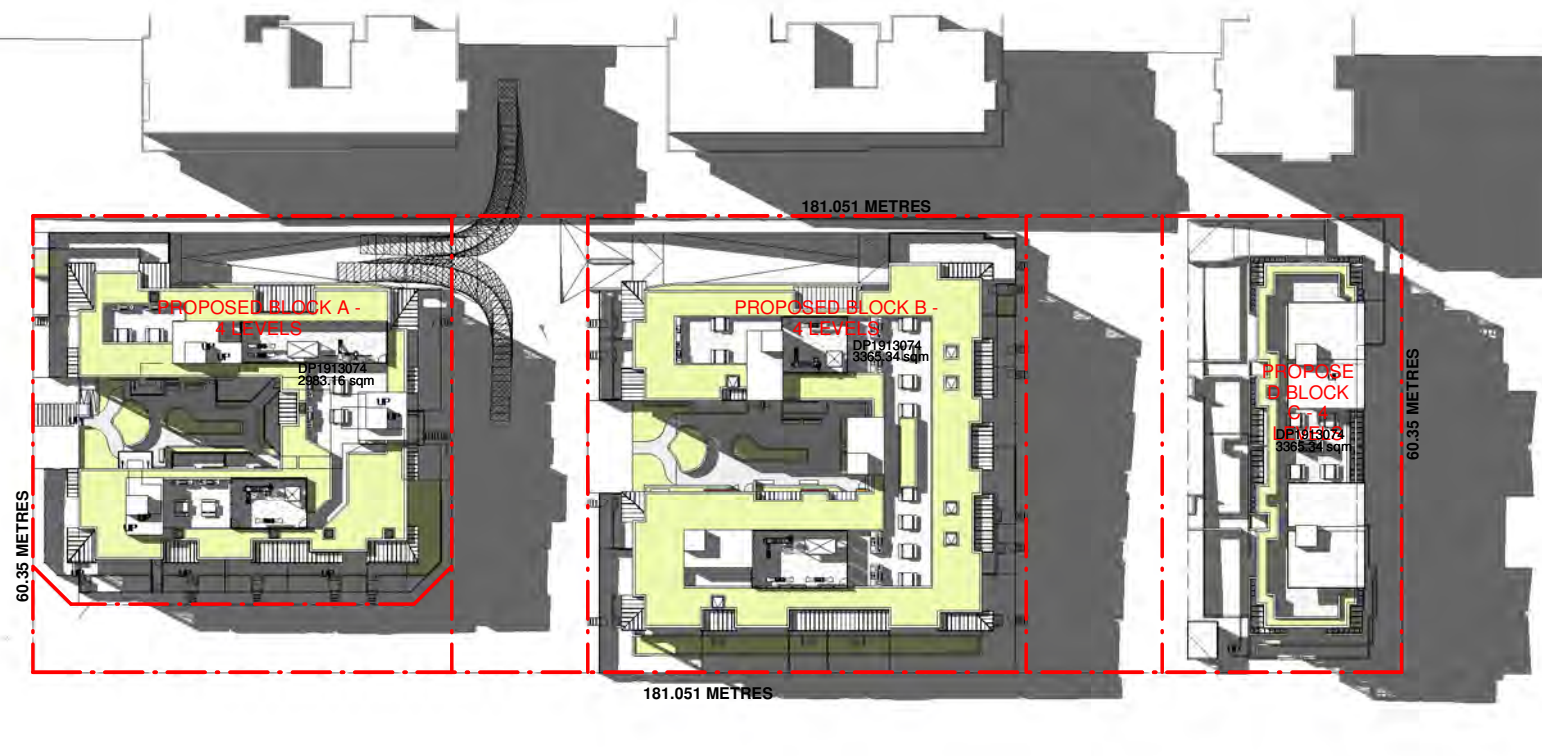
PROJECT ARCHITECT



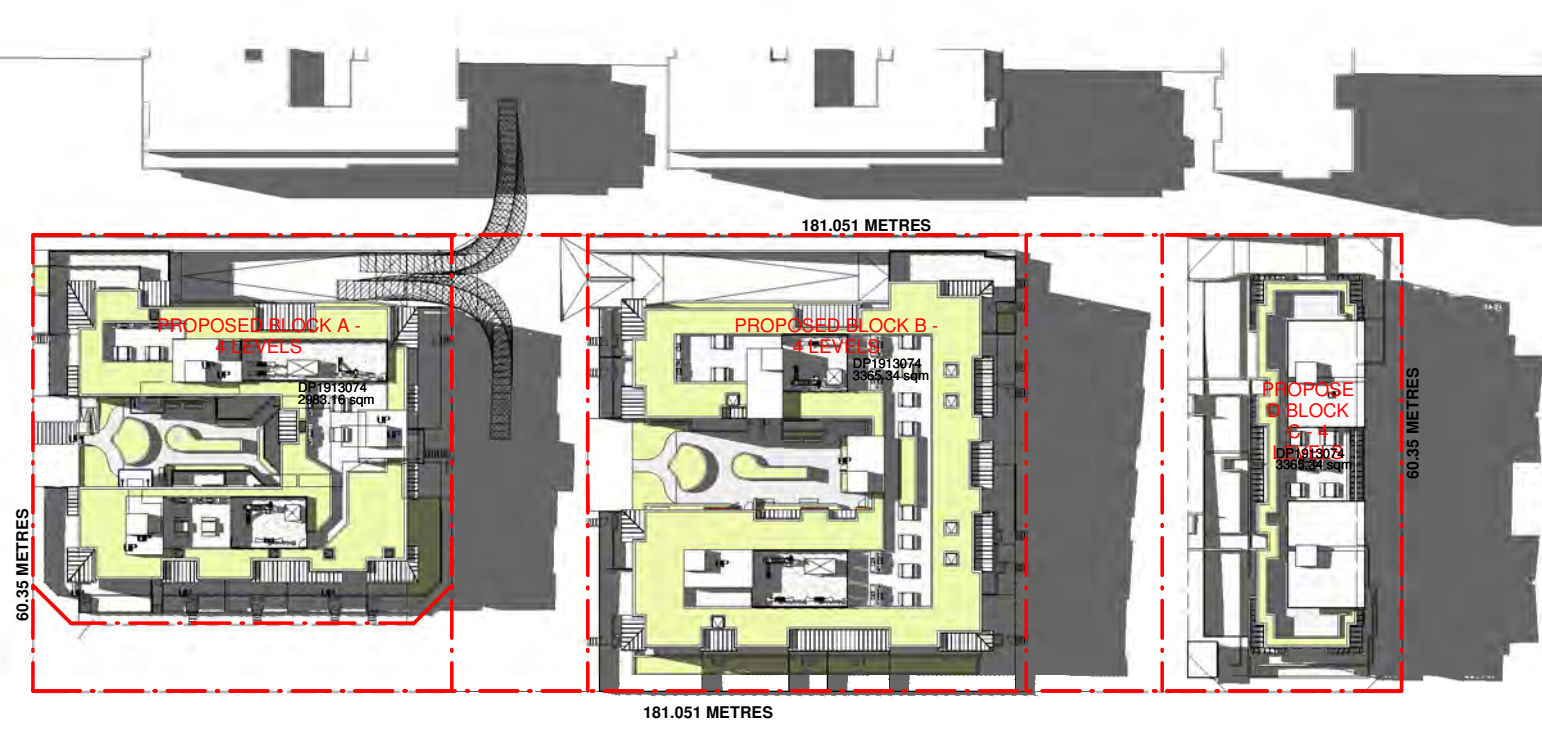
CLIENT GRAHAM DEVELOPERS		PROJECT NO 217 GRANGE RD MARSDEN PARK - FLAT BUILDING	
DRAWING TITLE SHADOW DIAGRAMS - 21st JUNE 9-10AM		JS Architects Pty Ltd Suite 4.04, Level 4, No. 5 Celebration Drive BELLA VISTA - NSW 2153 Australia T +61 2 8814-6991 FAX: 61 2 8814-6992 M +61 412 06 06 04 E info@jsarchitects.com.au W www.jsarchitects.com.au ABN 70 119 946 575 Nominated Architect: Sayman Ochudzawa (RAA 6865)	
DATE 05.09.2018	SCALE @ A1	DRAWN DR	ISSUE B
PROJECT NUMBER 042/15-16	DRAWING No. 4-1/4-4		







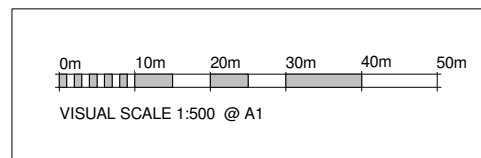
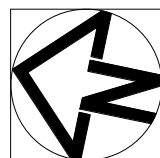
3 SHADOW DIAGRAM 21st JUNE 11AM  
1 : 500 @ A1



4 SHADOW DIAGRAM 21st JUNE 12PM  
1 : 500 @ A1

AMENDMENTS				DATE	THIS DRAWING ISSUE HAS BEEN REVIEWED BY
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B	AMENDED TO COUNCIL LETTER	SO	SO		
					PROJECT ARCHITECT

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GRAHAM DEVELOPERS

DRAWING TITLE  
SHADOW DIAGRAMS - 21st JUNE  
11AM-12PM

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

SCALE @ A1

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DR

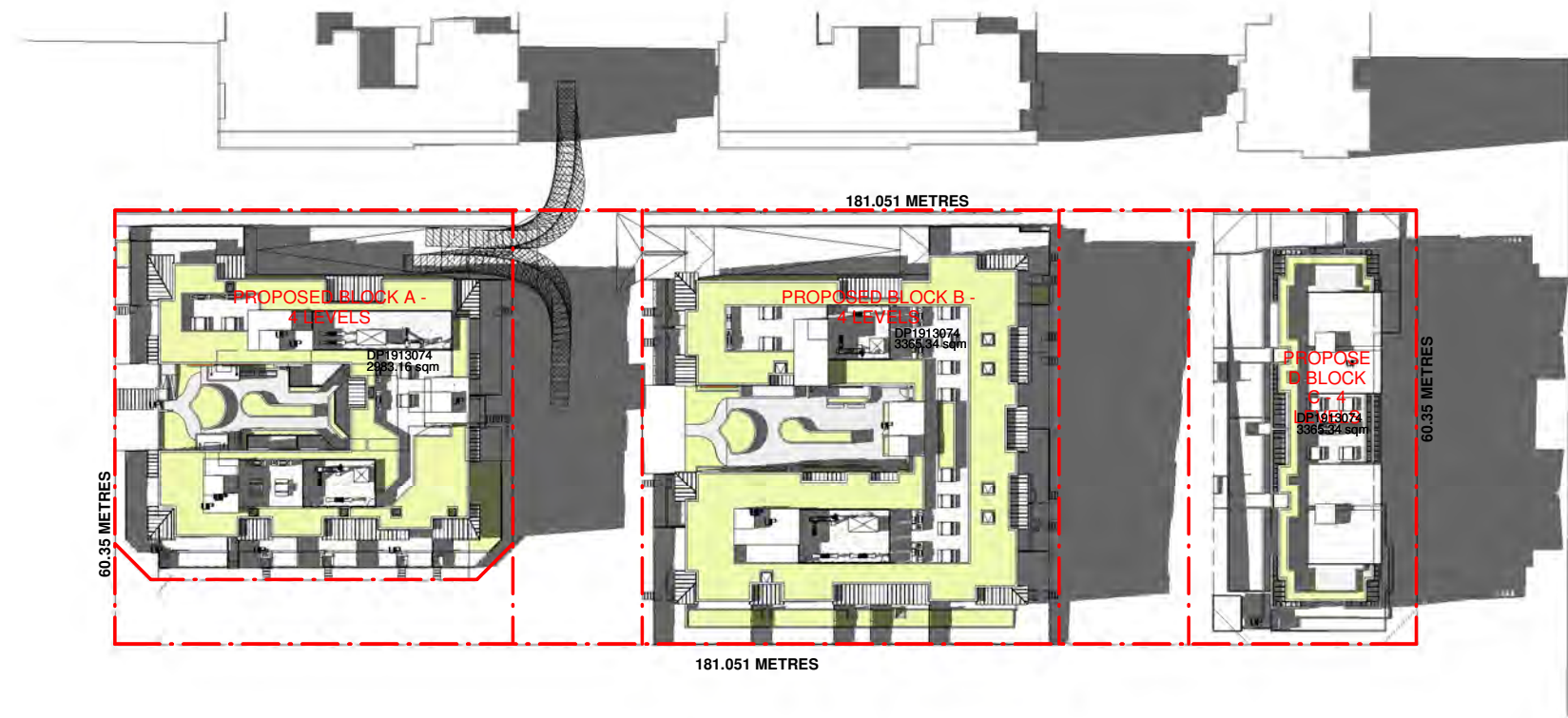
DRAWING No.  
4-2/4-4

ISSUE  
B

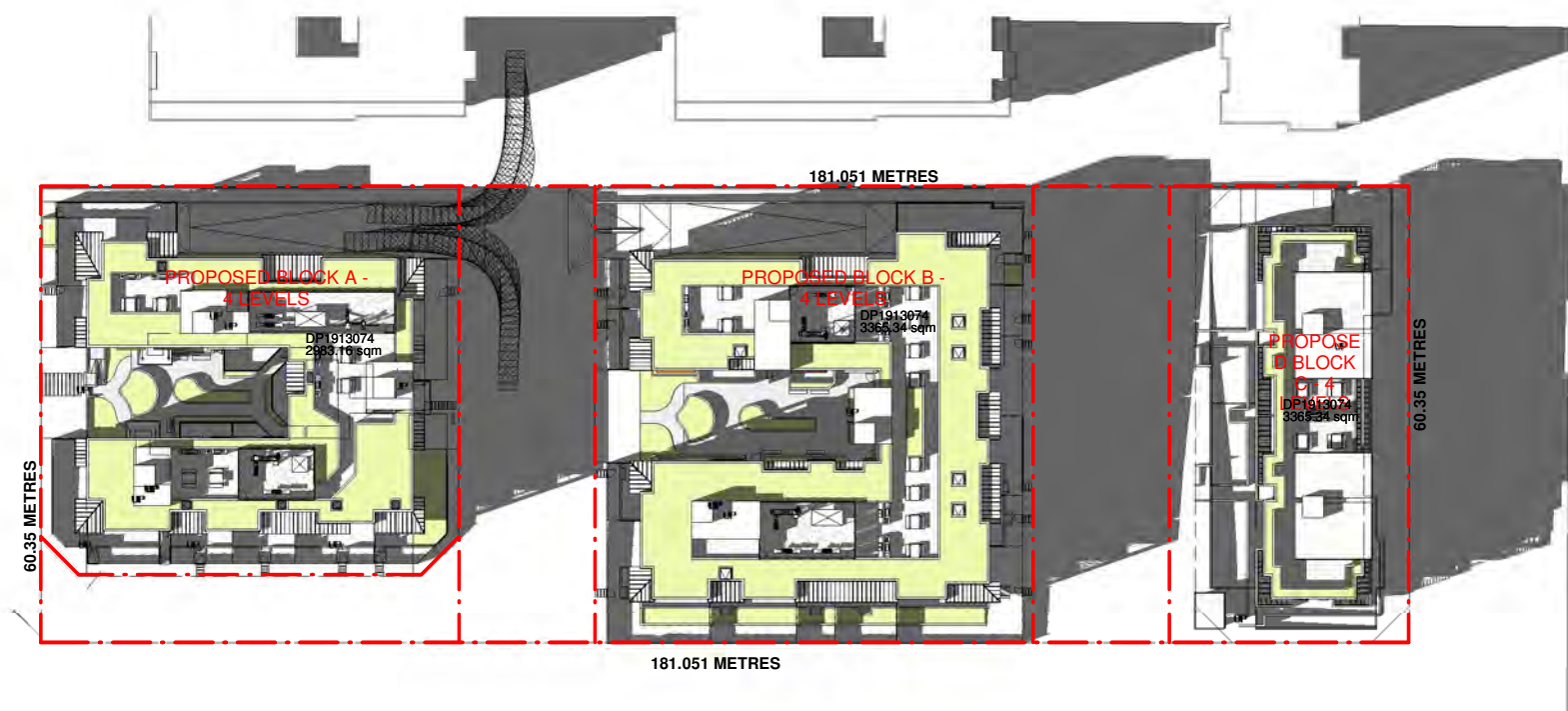
PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
Suite 4.04, Level 4, No: 5 Celebration Drive  
BELLA VISTA - NSW 2153 Australia  
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Gayman Ochudzawa (RAA 6865)





**5** SHADOW DIAGRAM 21st JUNE 1PM  
1 : 500 @ A1



**6** SHADOW DIAGRAM 21st JUNE 2PM  
1 : 500 @ A1

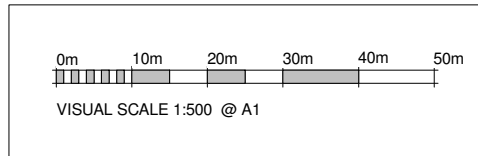
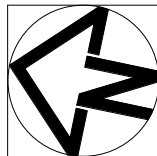
AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	05.09.2018
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
SHADOW DIAGRAMS - 21st JUNE 1-2PM

DATE  
05.09.2018

SCALE @ A1  
4-3/4-4

DRAWN  
DR

ISSUE  
B

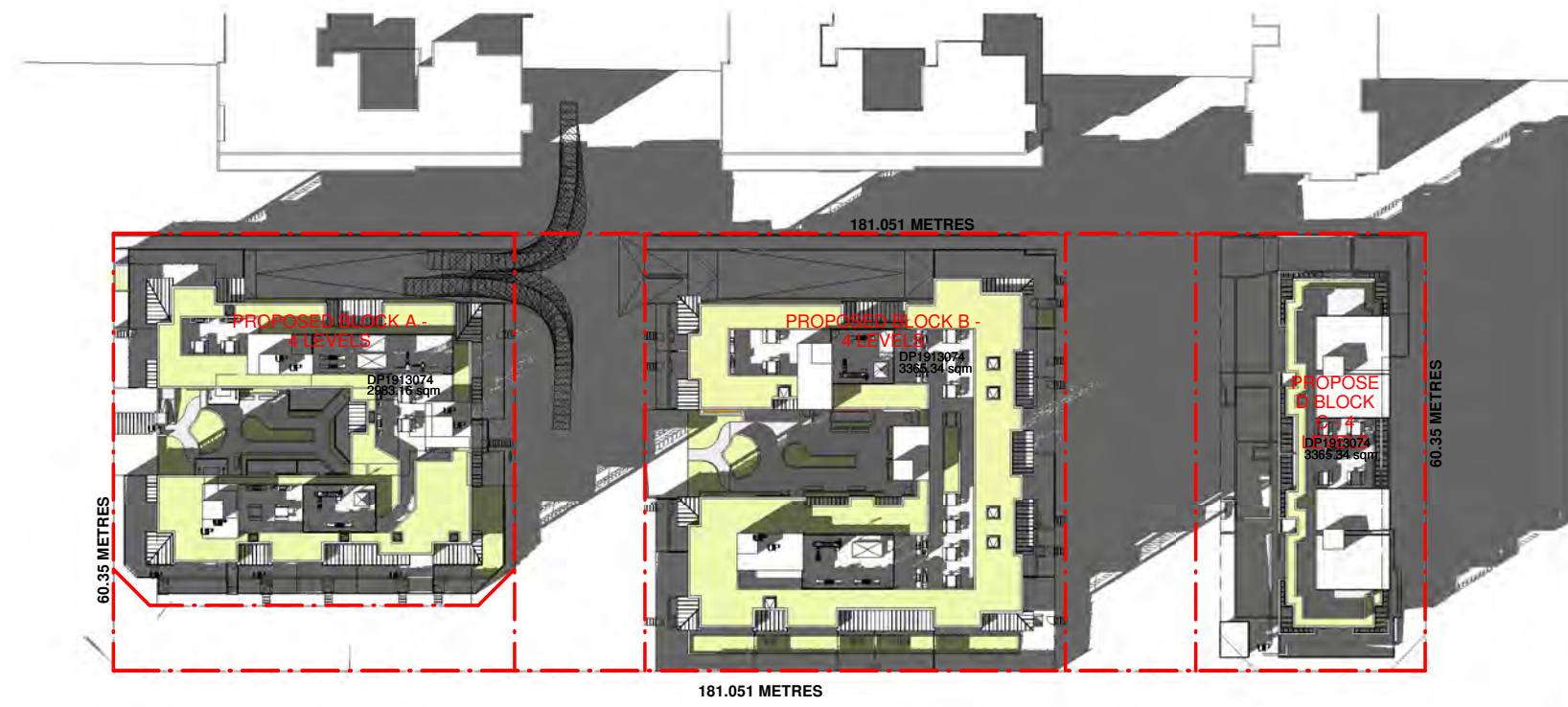
PROJECT NUMBER  
042/15-16

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)







7 SHADOW DIAGRAM 21st JUNE 3PM  
1 : 500 @ A1

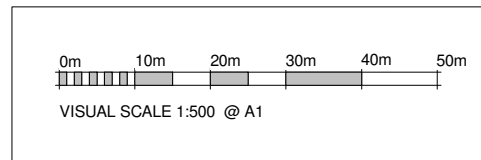
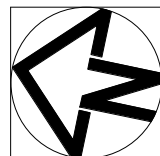
AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
SHADOW DIAGRAMS - 21st JUNE 3PM

DATE  
05.09.2018

SCALE @ A1

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DR

PROJECT NUMBER  
042/15-16

DRAWING No.  
4-4/4-4

ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

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E info@jsarchitects.com.au  
W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Gayman Ochudzawa (RAIA 6865)







1

BLOCK A - PERSPECTIVE

@ A1

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ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE	
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B	AMENDED TO COUNCIL LETTER	SO	SO		

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CLIENT GRAHAM DEVELOPERS			PROJECT NO 217 GRANGE RD MARSDEN PARK - FLAT BUILDING		
DRAWING TITLE BLOCK A - PERSPECTIVE			JS Architects Pty Ltd Suite 4.04, Level 4, No. 5 Celebration Drive BELLA VISTA - NSW 2153 Australia T : 61 2 8814-6991 FAX: 61 2 8814-6992 M : 61 412 06 06 04 E : info@jsarchitects.com.au W : www.jsarchitects.com.au ABN 70 119 946 575 Nominated Architect: Gayman Ochudzawa (RAA 6865)		
DATE 05.09.2018	SCALE @ A1	DRAWN DR	DRAWING No. 1-0/4-4	ISSUE B	
PROJECT NUMBER 042/15-16					





BLOCK A

	UNITS 1-11 (GROUND FLOOR)											UNITS 1-11 (LEVEL 1-3)										
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3
TOTAL UNITS	11											33										
AREA PER UNIT (sqm)	92.96	82.89	81.60	66.82	89.64	40.63	84.30	81.38	86.50	81.26	71.11	92.96	82.89	76.83	66.92	89.64	40.63	84.30	81.38	86.50	81.26	75.25
COURTYARD/BALCONY AREA PER UNIT (sqm)	99.88	53.16	12.00	10.16	82.72	21.80	116.23	57.99	53.33	57.89	108.99	27.99	13.52	14.59	12.60	25.21	9.28	32.78	14.59	13.27	13.39	22.52
BALCONY AREA PER FLOORS (sqm)	674.15											599.22										
TOTAL BALCONY AREA (sqm)	1,273.37																					
ROOF TERRACE AREA (Level 4)	417.98																					
BEDROOMS	2	2	2	1	2	Studio	2	2	2	2	2	2	2	2	1	2	Studio	2	2	2	2	2
BEDROOMS PER FLOOR	19											57										
UNIT 1 BEDROOMS	1											3										
UNIT 2 BEDROOMS	9											27										
UNIT STUDIO	1											3										
TOTAL BEDROOMS	76																					
TOTAL COS REQUIRED (sqm)																			=	704.69		sqm
TOTAL COS PROVIDED (sqm)																			=	105.70		sqm
COMMON OPEN SPACE PROVIDED	ON BALCONIES/COURTYARD PROVIDED					599.55 sqm													=	85.08		%
	MAX 30% ON COMPLYING BAL/COURTYARD					211.41 sqm													=	30.00		%
	ON ROOF TERRACE					412.48 sqm													=	58.53		%
	MAX 30% ON COMPLYING ROOF TERRACE					211.41 sqm													=	30.00		%
	ON GROUND LEVEL COURT YARD					331.04 sqm													=	46.98		%
	MIN 40% ON COMPLYING GROUND LEVEL					281.87 sqm													=	40.00		%
LOBBY/FOYER AREA (sqm)	GROUND FLOOR											LEVEL 1-3										
	91.67 sqm											274.78 sqm										
RESIDENTIAL PARKING REQUIRED	1 space per dwelling plus 0.5 spaces per 3 or more bedroom dwelling																		=	44.00		CP
RESIDENTIAL CAR SPACES PROVIDED																			=	51.00		CP
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments																		=	8.80		CP
VISITOR CAR SPACES PROVIDED																			=	9.00		CP
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																		=	4.40		CP
DISABLE PARKING SPACE PROVIDED																			=	5.00		CP
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																		=	14.67		BP
BICYCLE PARKING SPACE PROVIDED																			=	16.00		BP
TOTAL CAR SPACES REQUIRED																			=	52.80		CP
TOTAL CAR SPACES PROVIDED																			=	60.00		CP
SITE AREA																			=	2,818.75		sqm
DEEP SOIL REQUIRED	15.00% OF SITE PLAN																		=	422.81		sqm
DEEP SOIL PROVIDED	24.99% OF SITE PLAN																		=	704.34		sqm
DEEP SOIL REQUIRED (6m x 6m)	7.00% OF SITE PLAN																		=	197.31		sqm
DEEP SOIL PROVIDED (6m x 6m)	10.83% OF SITE PLAN																		=	305.17		sqm

AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	
B	AMMENDED TO COUNCIL LETTER	SO	SO	05.09.2018

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - CALCULATION DATA TABLE

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)

DATE  
05.09.2018


SCALE @ A1

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DR

PROJECT NUMBER  
042/15-16

DRAWING No.  
1-1/4-4

ISSUE  
B







**2** BLOCK A - BASEMENT LEVEL 2 FLOOR PLAN  
1 : 150 @ A1

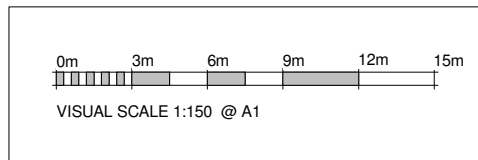
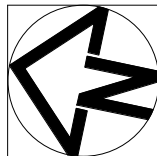
AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	
B	AMENDED TO COUNCIL LETTER	SO	SO	05.09.2018

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - BASEMENT PLAN LEVEL 2

DATE  
05.09.2018

SCALE @ A1

DRAWN  
DR

PROJECT NUMBER  
**042/15-16**

DRAWING No.  
1-2/4-4

ISSUE  
**B**

PROJECT  
NO 217 GRANGE RD  
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## BLOCK A

	TOTAL NUMBER OF UNITS	UNIT RATE	TOTAL
GENERAL WASTE	44.00 UNITS	240.00 L/Week	10,560.00 L/Week
RECYCLABLE WASTE	44.00 UNITS	80.00 L/Week	3,520.00 L/Week
BULKY WASTE	3.00 SECTIONS*	4.00 m²/40 UNITS*	12.00 L/Week

\* Separate areas that have their own storage areas. \*\* 4m²/40 UNITS + 1m²/20 UNITS thereafter.

## BLOCK A

	BASEMENTS	GROUND	TYPICAL	TOTAL	UNIT TYPE	STORAGE AMOUNT	CALCULATIONS
STORAGE REQUIREMENTS	0.00	1.00	3.00	4.00	STUDIO	x	4.00 m³
	0.00	1.00	3.00	4.00	1 BED	x	24.00 m³
	0.00	9.00	27.00	35.00	2 BED	x	8.00 m³
	0.00	0.00	0.00	0.00	3 BED	x	10.00 m³
TOTAL REQUIREMENTS							328.00 m³
STORAGE PROVIDED IN BASEMENTS	4.00	0.00	0.00	4.00	STUDIO	x	4.00 m³
	4.00	0.00	0.00	4.00	1 BED	x	6.00 m³
	36.00	0.00	0.00	35.00	2 BED	x	8.00 m³
	0.00	0.00	0.00	0.00	3 BED	x	10.00 m³
TOTAL PROVIDED							328.00 m³
STORAGE PROVIDED IN APARTMENTS	0.00	2.32	6.96 m³		STUDIO		9.28 m³
	0.00	3.43	10.29 m³		1 BED		13.72 m³
	0.00	45.41	139.23 m³		2 BED		184.64 m³
	0.00	0.00	0.00 m³		3 BED		0.00 m³
TOTAL PROVIDED							207.64 m³
TOTAL PROVIDED IN UNITS							535.64 m³

## 3 BLOCK A - BASEMENT LEVEL 1 FLOOR PLAN

1 : 150 @ A1

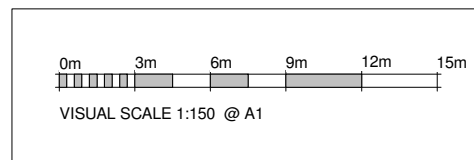
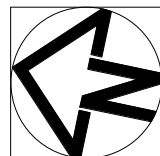
AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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CLIENT  
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DRAWING TITLE  
BLOCK A - BASEMENT PLAN LEVEL 1

DATE  
05.09.2018

SCALE @ A1  
1-3/4-4

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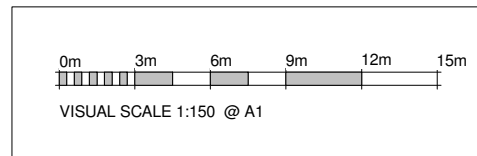
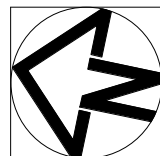
**4 BLOCK A - GROUND FLOOR LEVEL**  
1:150 @ A1

AMENDMENTS		APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	05.09.2018
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DRAWING TITLE  
BLOCK A - GROUND FLOOR PLAN

DATE  
05.09.2018

SCALE @ A1  
1-4/4-4

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DR

PROJECT NUMBER  
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ISSUE  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)







**5** BLOCK A - LEVEL 1,2,3 FLOOR PLAN TYPICAL  
1 : 150 @ A1

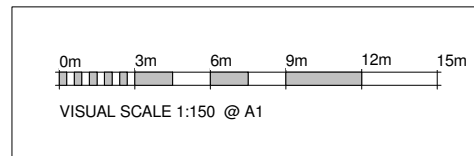
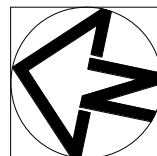
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DRAWING TITLE  
BLOCK A - LEVEL 1,2,3 FLOOR PLAN TYPICAL

DATE  
05.09.2018

SCALE @ A1  
1-5/4-4

DRAWN  
DR

PROJECT NUMBER  
042/15-16

ISSUE  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)





GRANGE AVE

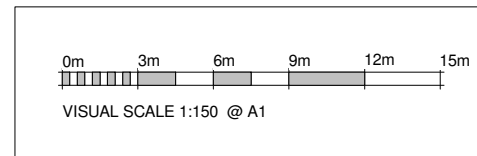
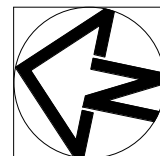
NEW LOCAL ROAD

NEW LOCAL ROAD

6 BLOCK A - LEVEL 4 (ROOF)  
1 : 150 @ A1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO
B	AMENDED TO COUNCIL LETTER	SO	SO
		05.09.2018	

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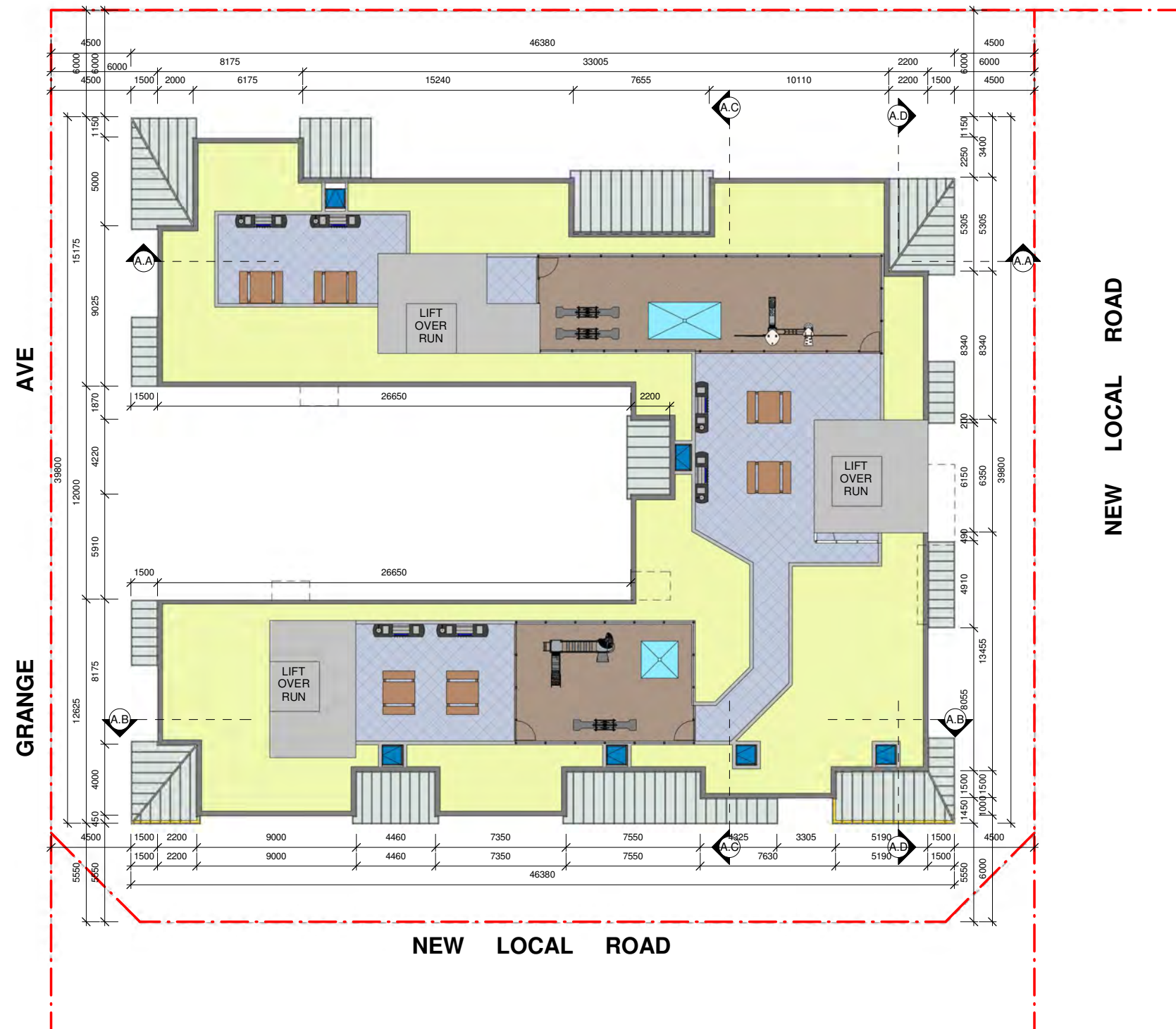
CLIENT GRAHAM DEVELOPERS		
DRAWING TITLE BLOCK A - ROOF TERRACE FLOOR PLAN		
DATE 05.09.2018	SCALE @ A1	DRAWN DR
PROJECT NUMBER 042/15-16	DRAWING No. 1-6/4-4	ISSUE B

PROJECT  
NO 217 GRANGE RD  
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Sayman Ochudzawa (RAA 6865)





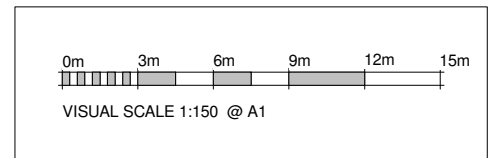
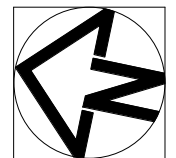


**7** **BLOCK A - LEVEL R**  
1 : 150 @ A1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO
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			05.09.2018

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - ROOF PLAN

DATE  
05.09.2018

SCALE @ A1

DRAWN  
DR

PROJECT NUMBER  
**042/15-16**

DRAWING No.  
1-7/4-4

ISSUE  
**B**

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

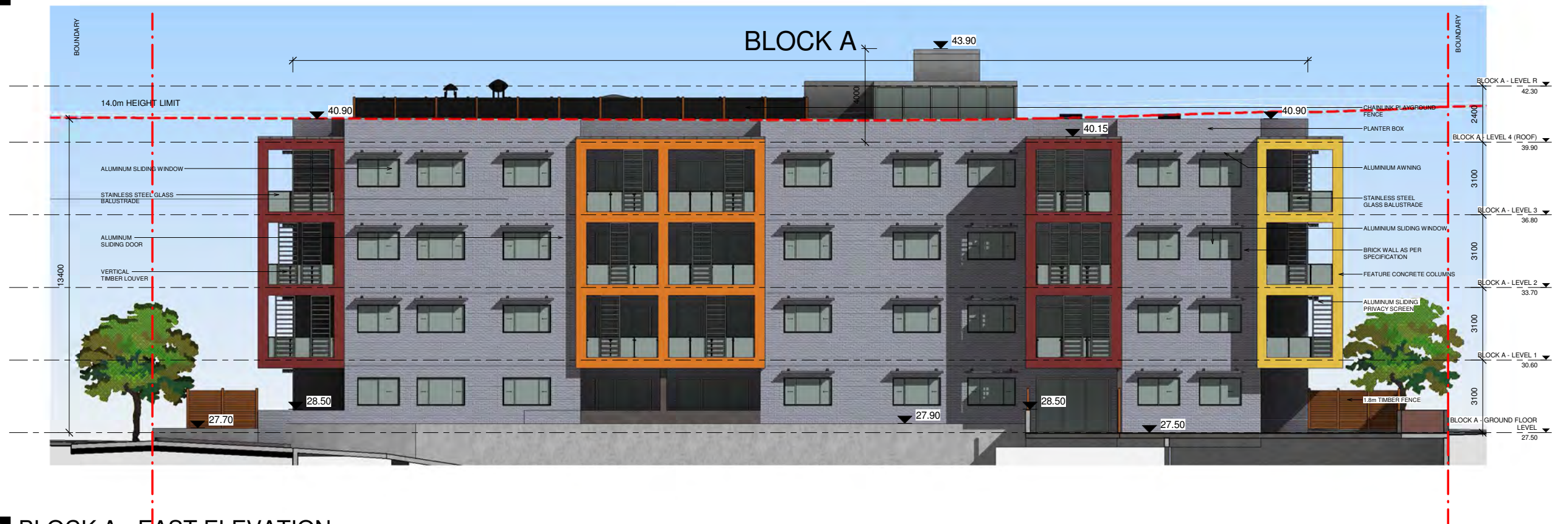
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)







**8 BLOCK A - NORTH ELEVATION**  
1 : 100 @ A1



**9 BLOCK A - EAST ELEVATION**  
1 : 100 @ A1

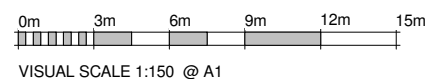
AMENDMENTS		APPROVED SIGNED		DATE
ISSUE	DESCRIPTION	SO	SO	
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DRAWING TITLE  
BLOCK A - NORTH/EAST ELEVATION

DATE  
05.09.2018

SCALE @ A1  
1-8/4-4

DRAWN  
DR

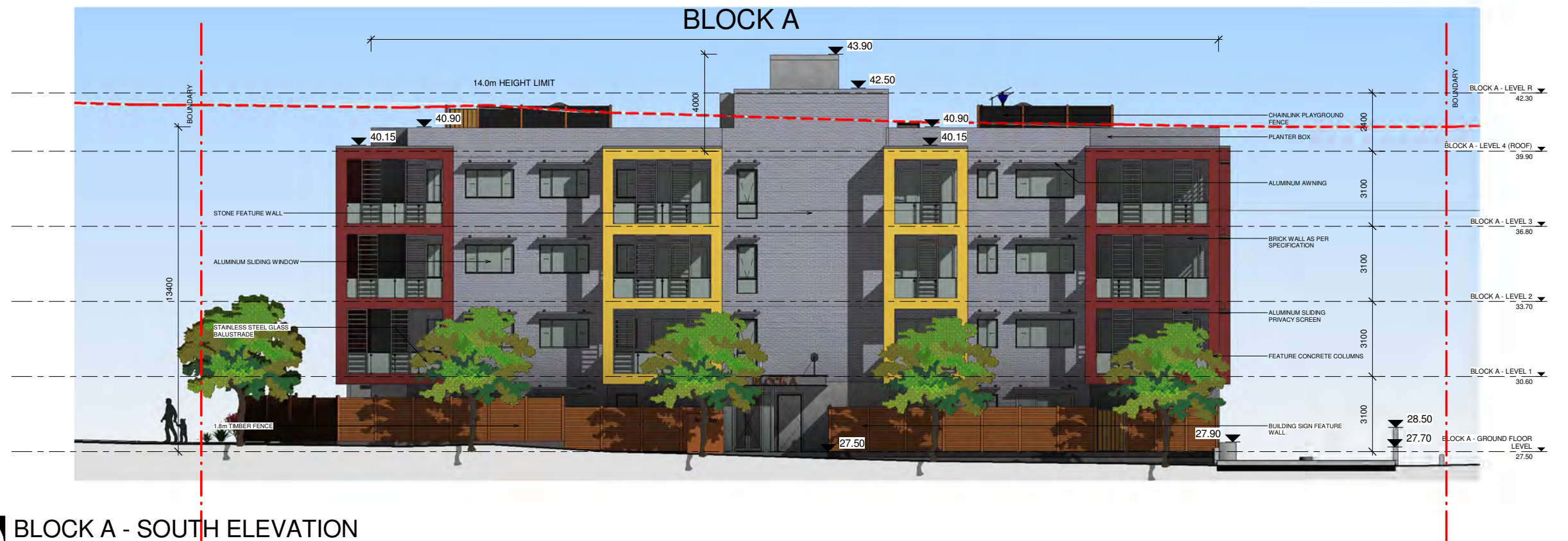
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)







10 BLOCK A - SOUTH ELEVATION  
1:100 @ A1



11 BLOCK A - WEST ELEVATION  
1:100 @ A1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO
B	AMENDED TO COUNCIL LETTER	SO	SO
			05.09.2018

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0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ A1

CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - SOUTH/WEST ELEVATION

DATE  
05.09.2018

SCALE @ A1  
1-9/4-4

DRAWN  
DR

ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)







**12** BLOCK A - INNER EAST ELEVATION  
1:100 @ A1



**13** BLOCK A - INNER WEST ELEVATION  
1:100 @ A1

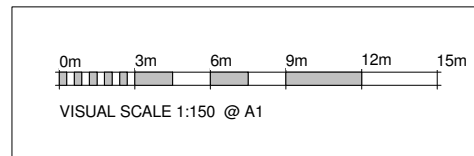
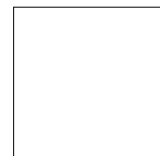
AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	05.09.2018
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - INNER EAST/WEST  
ELEVATION

DATE  
05.09.2018

SCALE @ A1  
1-10/4-4

DRAWN  
DR

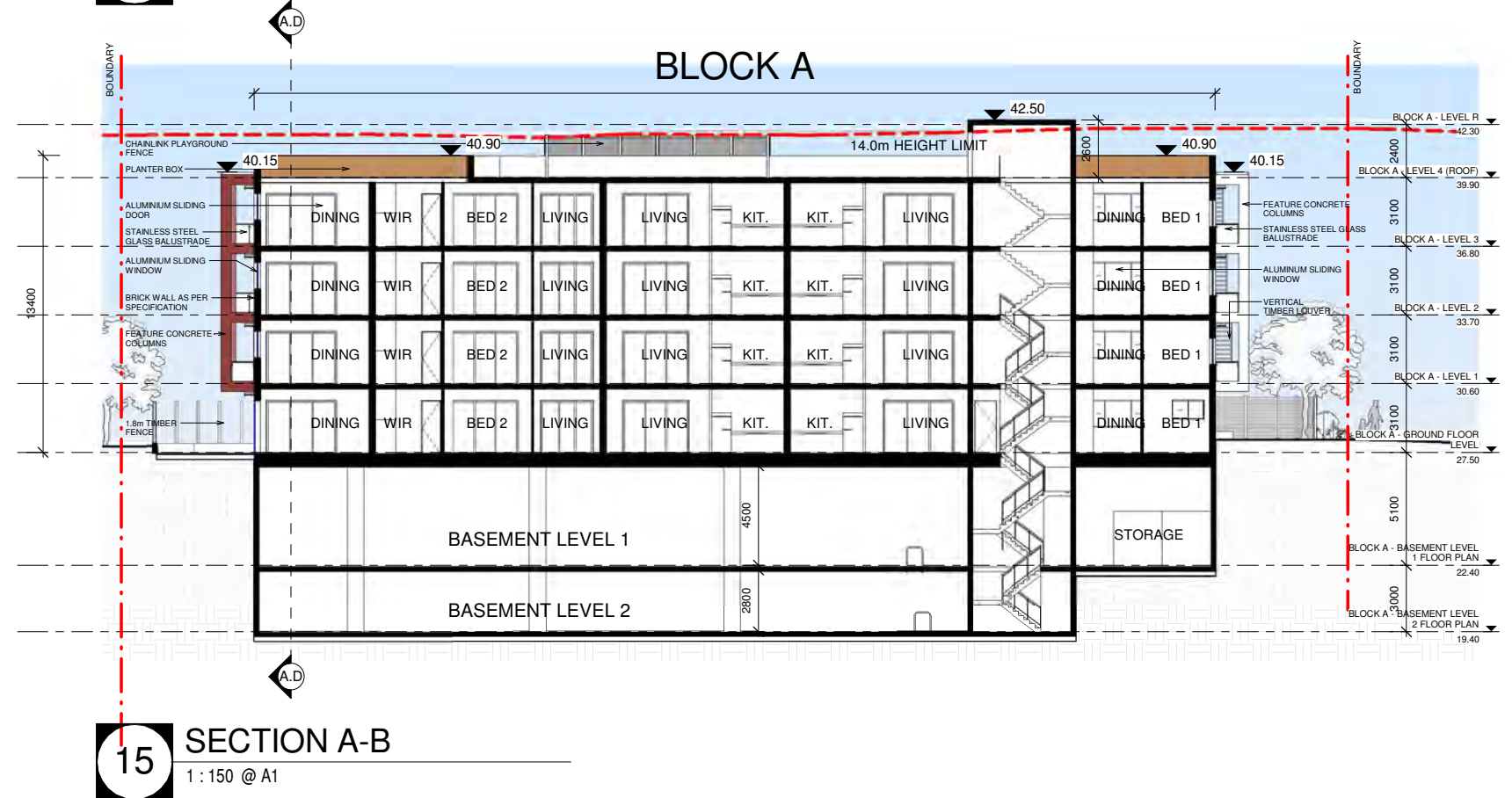
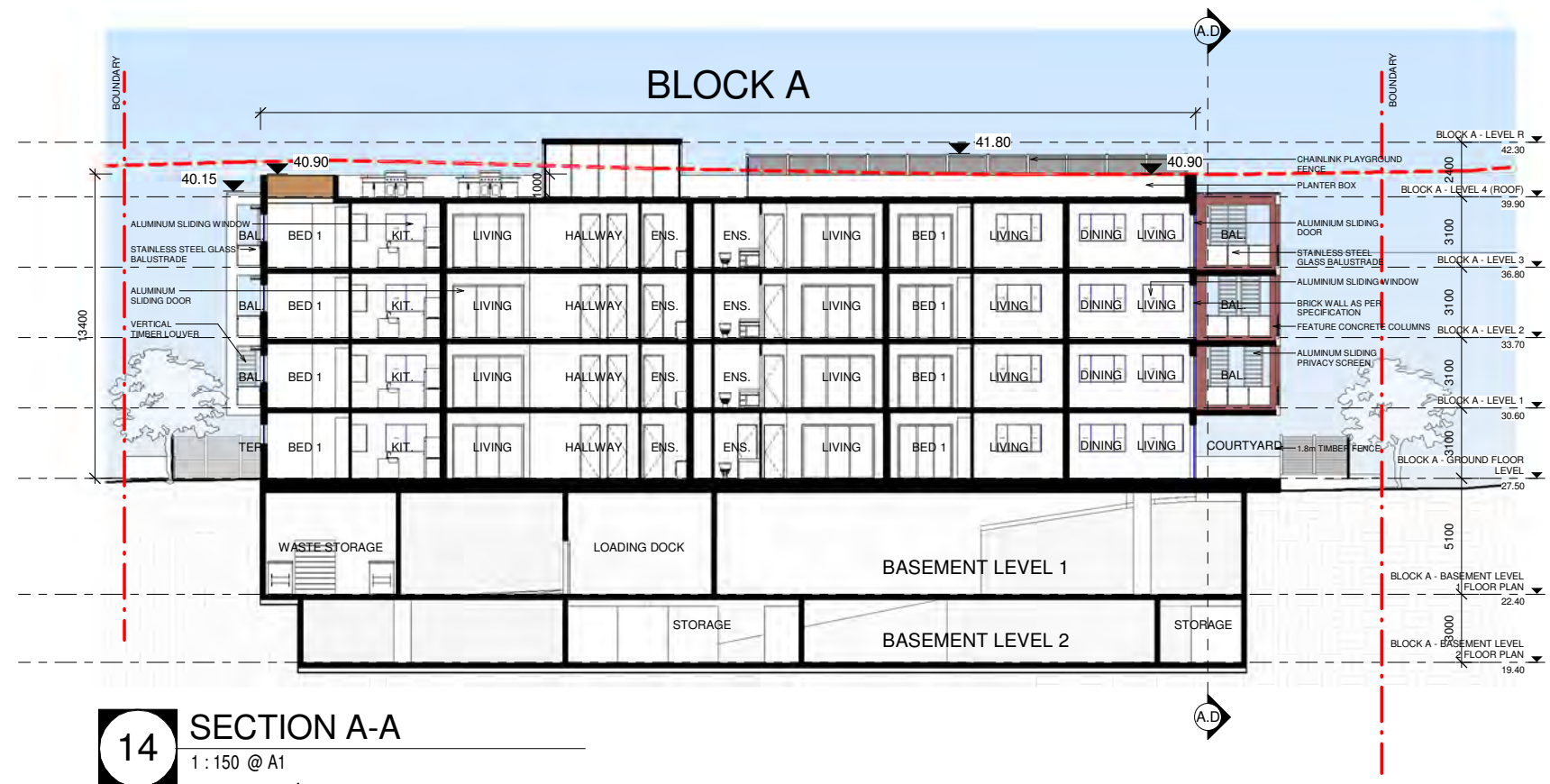
ISSUE  
**B**

PROJECT  
NO 217 GRANGE RD  
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FLAT BUILDING

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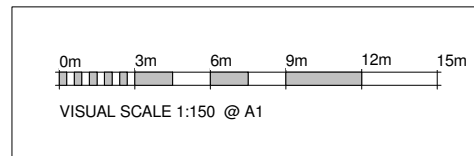
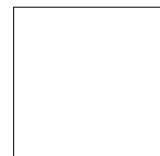
AMENDMENTS		APPROVED SIGNED		DATE
ISSUE	DESCRIPTION	SO	SO	
A	ISSUED FOR CLIENT	SO	SO	
B	AMENDED TO COUNCIL LETTER	SO	SO	05.09.2018

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DRAWING TITLE  
BLOCK A - SECTION A.A-A.B

DATE  
05.09.2018

SCALE @ A1  
1-11/4-4

DRAWN  
DR

PROJECT NUMBER  
042/15-16

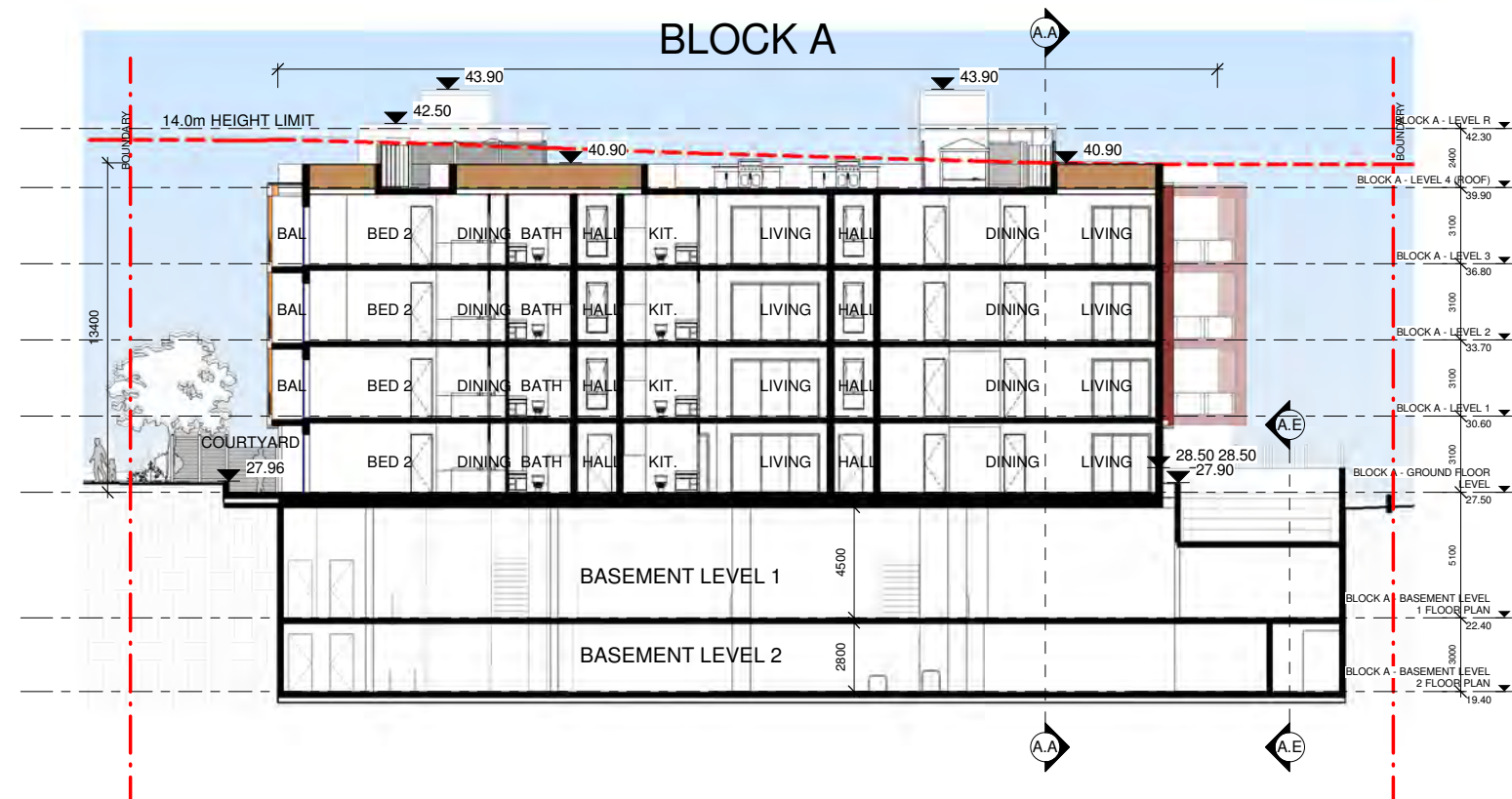
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

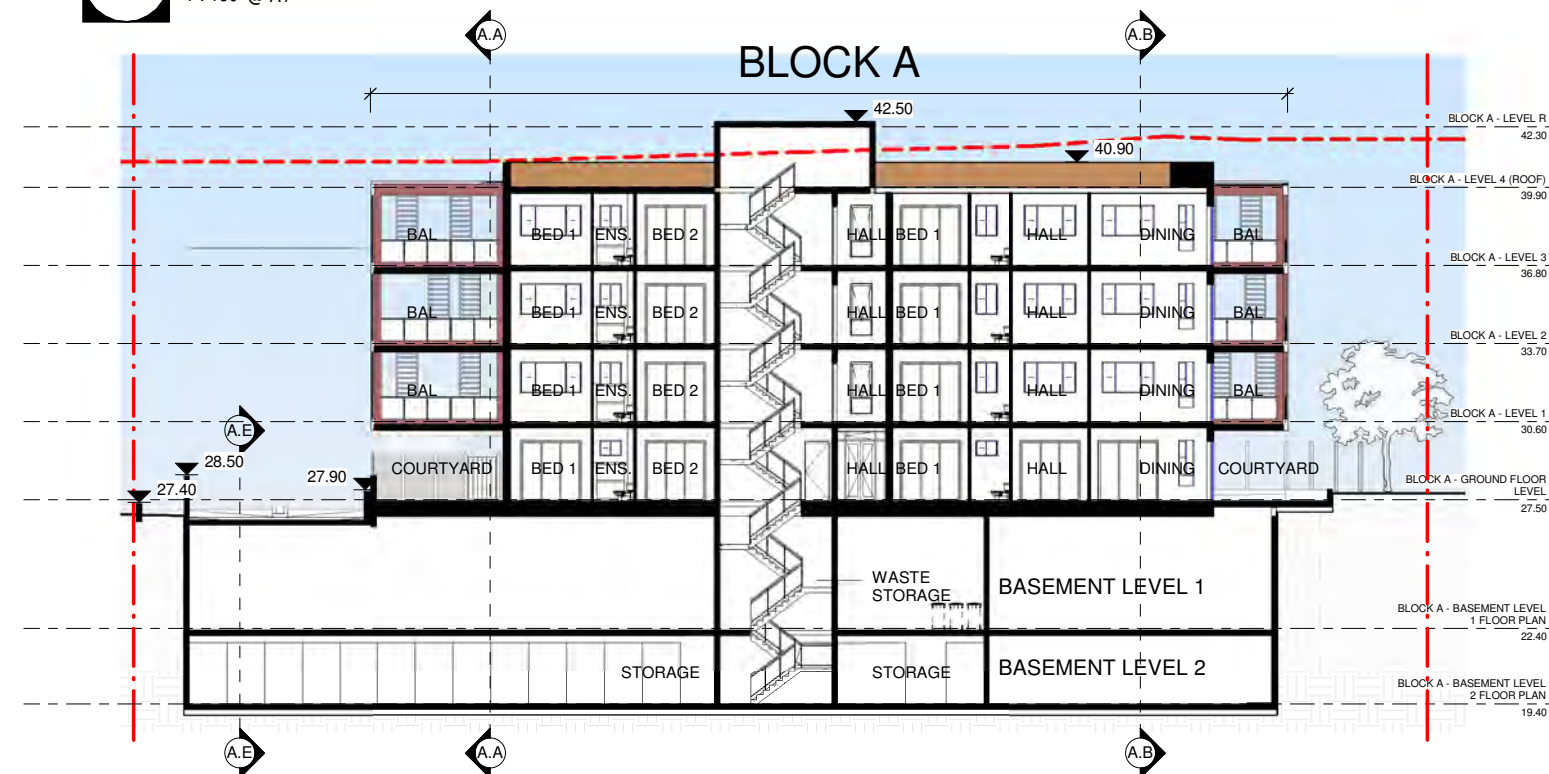
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Gayman Ochudzawa (RAA 6865)







**16** SECTION A-C  
1:150 @ A1



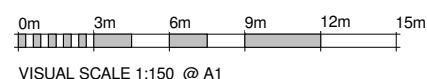
**17** SECTION A-D  
1:150 @ A1

AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	05.09.2018
B	AMENDED TO COUNCIL LETTER	SO	SO	

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VISUAL SCALE 1:150 @ A1

CLIENT  
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DRAWING TITLE  
BLOCK A - SECTION A.C-A.D

DATE  
05.09.2018

SCALE @ A1  
1-12/4-4

DRAWN  
DR

PROJECT NUMBER  
042/15-16

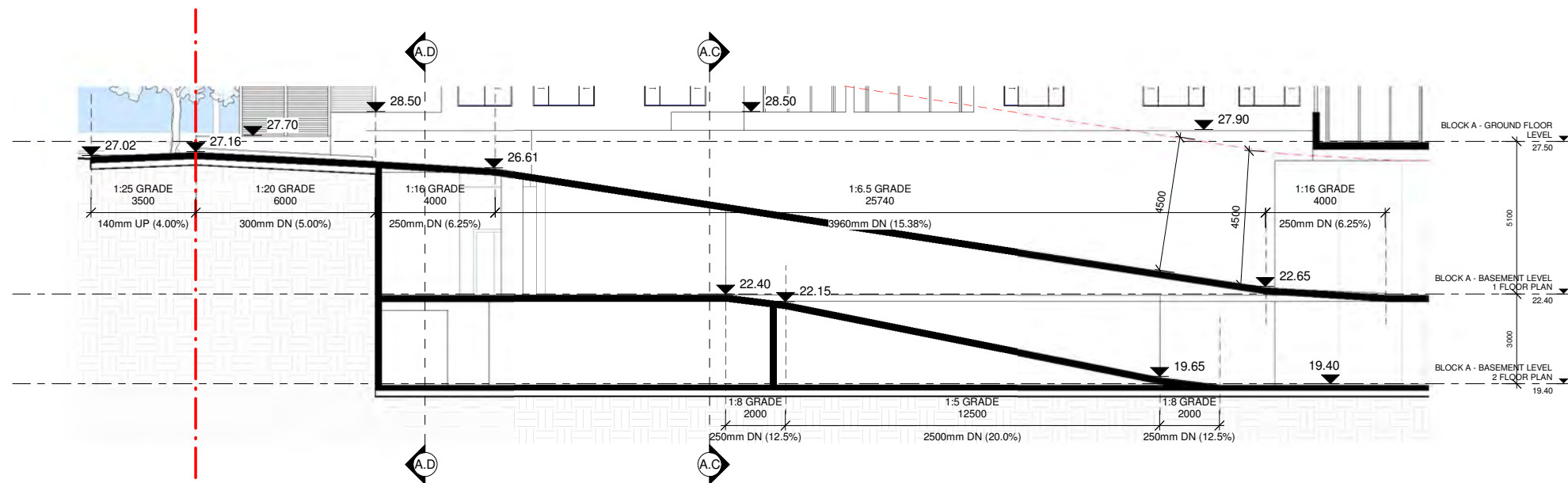
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

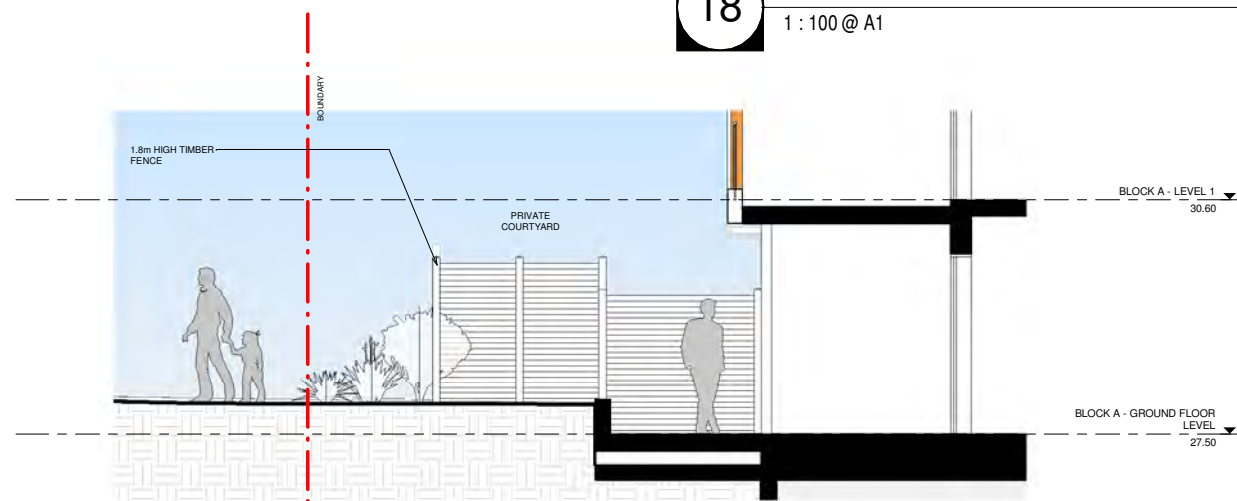
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E info@jsarchitects.com.au  
W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)



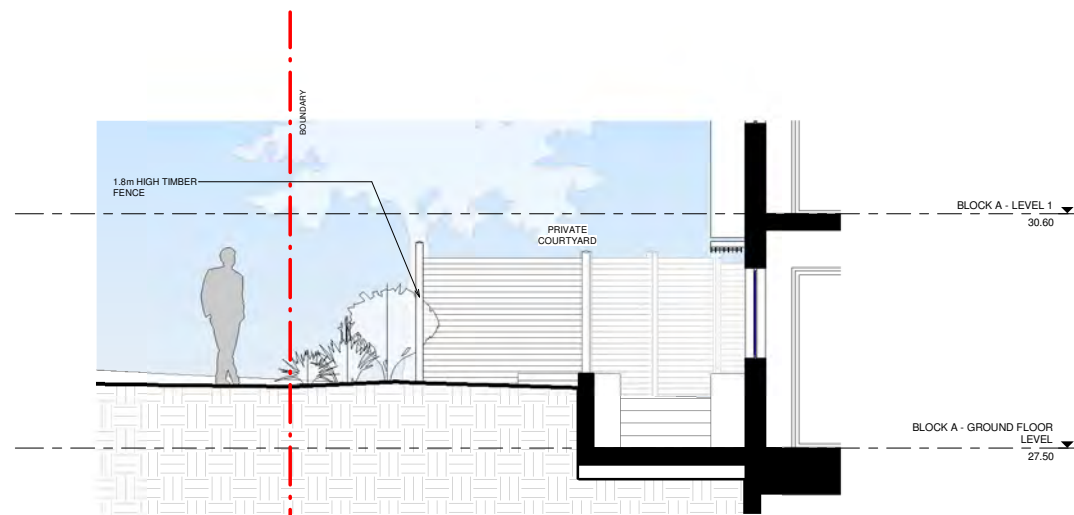




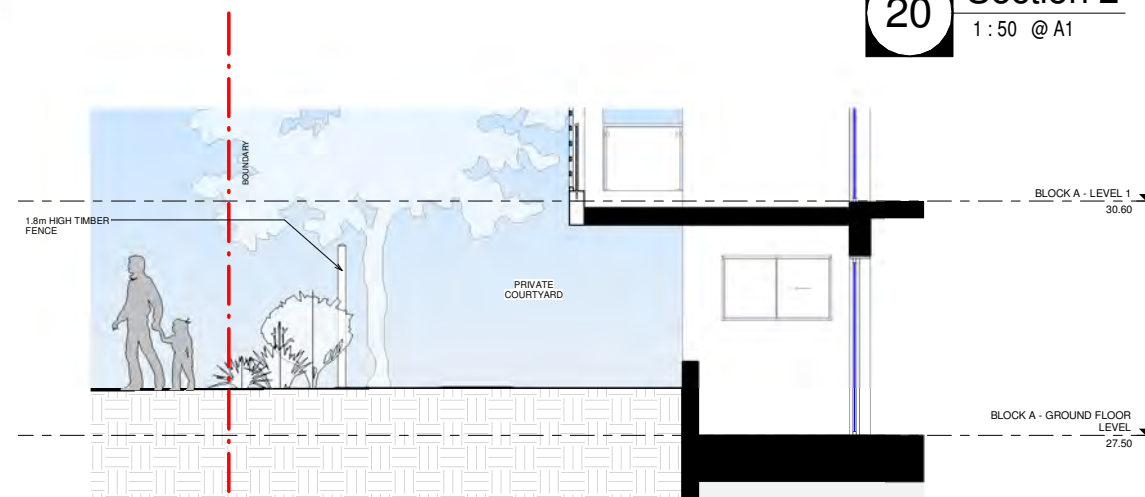
**18** SECTION - DRIVEWAY RAMP  
1:100 @ A1



**19** Section 1  
1:50 @ A1



**20** Section 2  
1:50 @ A1



**21** Section 3  
1:50 @ A1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
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B	AMENDED TO COUNCIL LETTER	SO	SO
			05.09.2018

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DRAWING TITLE  
BLOCK A - SECTIONS

DATE  
05.09.2018

SCALE @ A1  
1-13/4-4

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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)









SETOUT  
POINT

AVE

GRANGE

NEW LOCAL ROAD

NEW LOCAL ROAD

23

## BLOCK A - ROOF TERRACE LANDSCAPE PLAN

1 : 150 @ A1

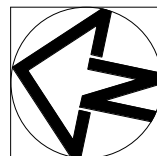
AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
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B	AMENDED TO COUNCIL LETTER	SO	SO	05.09.2018

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0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ A1

CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - ROOF TERRACE LANDSCAPE PLAN

DATE  
05.09.2018

SCALE @ A1  
1-15/4-4

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28 3D OVERVIEW BLOCK A  
@ A1

LEGEND  
MATERIAL SCHEDULE

- A

- AFS CONCRETE PAINTED PANEL (DULUX - SOFTSUN)
- B

- ALUM GREY PANEL PRIVACY SLIDING SCREENS (WHITE)
- C

- AFS CONCRETE PAINTED PANEL (DULUX - QUINCE PASTE)
- D

- AFS CONCRETE PAINTED PANEL (WHITE)
- E

- FACE BRICK PAINTED (DULUX -CANYON CLOUD)
- F

- ALUM GREY PANEL LOUVERS
- G

- FROSTED SAFETY GLAZING BALUSTRADE
- H

- AFS CONCRETE PAINTED PANEL (DULUX - EXTREME RED)
- I

- ALUM PERGOLA - PAINTED GREY

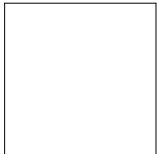
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ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
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CLIENT  
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DRAWING TITLE  
BLOCK A - MATERIALS & FINISHES  
SCHEDULE

DATE 05.09.2018	SCALE @ A1 1-20/4-4	DRAWN DR	ISSUE B
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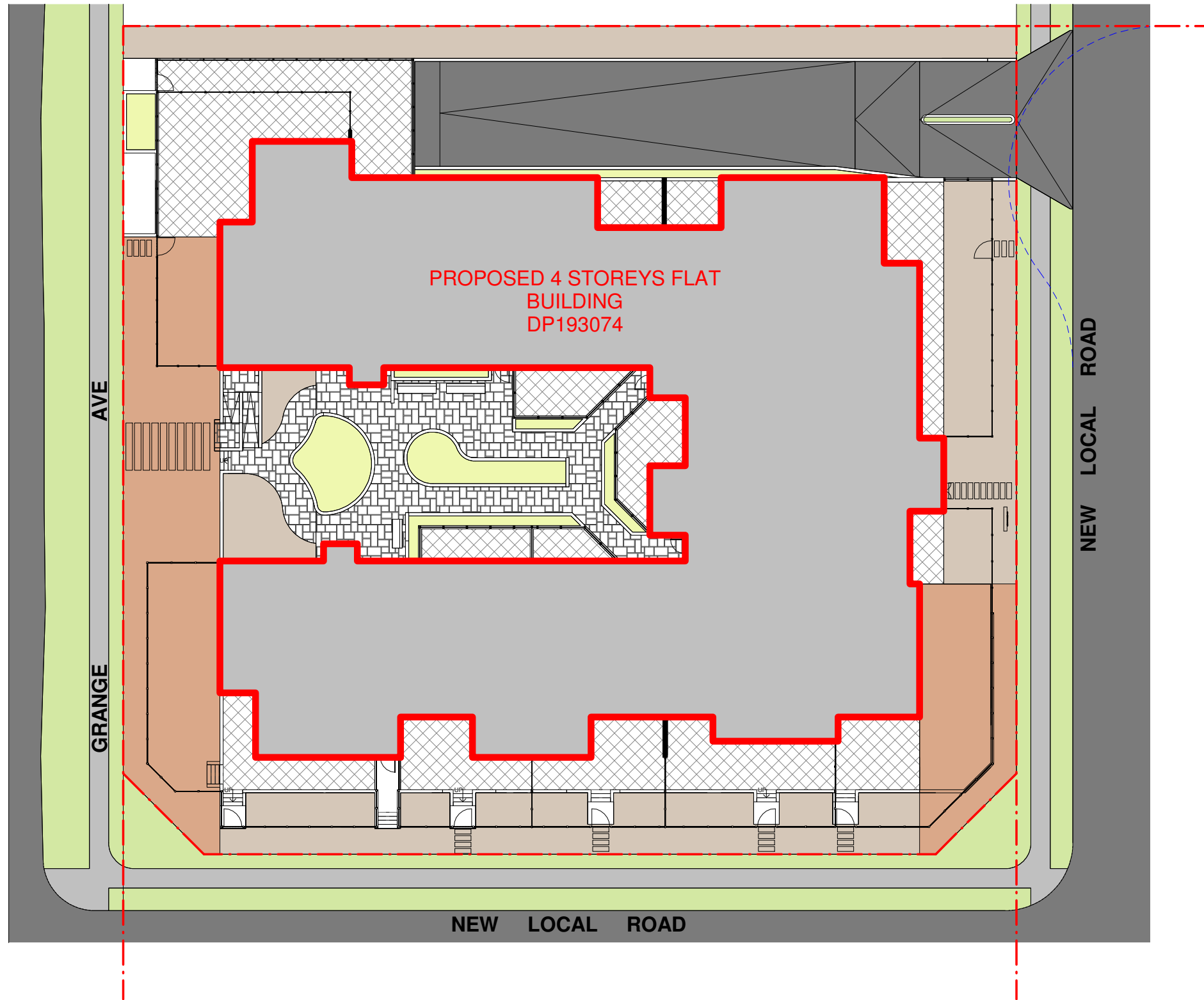
PROJECT NUMBER  
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PROJECT  
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Nominated Architect: Gaymon Ochudzawa (RAA 6865)







**24** BLOCK A - GF DEEPSOIL DIAGRAM  
1 : 150 @ A1

**LOT 1 DEEP SOIL CALCULATION**

SITE AREA: 2,818.75 sqm

**BLACKTOWN COUNCIL REQUIREMENT**  
MINIMUM REQUIRED DEEPSOIL: 422.81 sqm (15.00%)  
PROPOSED DEEPSOIL AREA: 704.34 sqm (24.99%)

**ADG REQUIREMENTS SITE AREA WITH MIN. DIMENSION OF 6m**  
REQUIRED: 197.31 sqm (7.00%)  
PROPOSED: 305.17 sqm (10.83%)

- DEEP SOIL AREA
- DEEP SOIL AREA (6m x 6m)

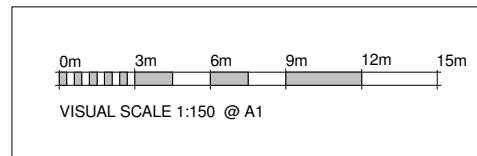
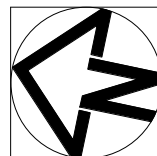
AMENDMENTS		APPROVED SIGNED		DATE
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK A - DEEP SOIL DIAGRAM

DATE  
05.09.2018

SCALE @ A1  
1-16/4-4

DRAWN  
DR

ISSUE  
**B**

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

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**25** BLOCK A - SOLAR ACCESS DIAGRAM GF-L2  
1 : 250 @ A1



**26** BLOCK A - SOLAR ACCESS DIAGRAM LEVEL 3  
1 : 200 @ A1

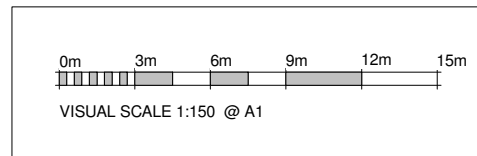
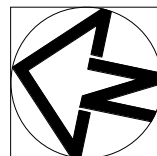
BLOCK A - SOLAR ACCESS					
FLOORS	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
STUDIO	1	1	1	1	4
1 BED	1	1	1	1	4
2 BED	5	5	5	9	24
TOTAL PER FLOOR	7	7	7	11	32
32 UNITS = 72.73%					
MINIMUM REQUIRED = 70.00%					
NOTES: UNITS MARKED IN RED ACHIEVE MIN OF 2-3 HOURS SOLAR ACCESS ON THE 21 ST JUNE					

AMENDMENTS		APPROVED SIGNED		DATE
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A	ISSUED FOR CLIENT	SO	SO	05.09.2018
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CLIENT  
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DRAWING TITLE  
BLOCK A - SOLAR ACCESS DIAGRAM

DATE  
05.09.2018

SCALE @ A1  
1-17/4-4

DRAWN  
DR

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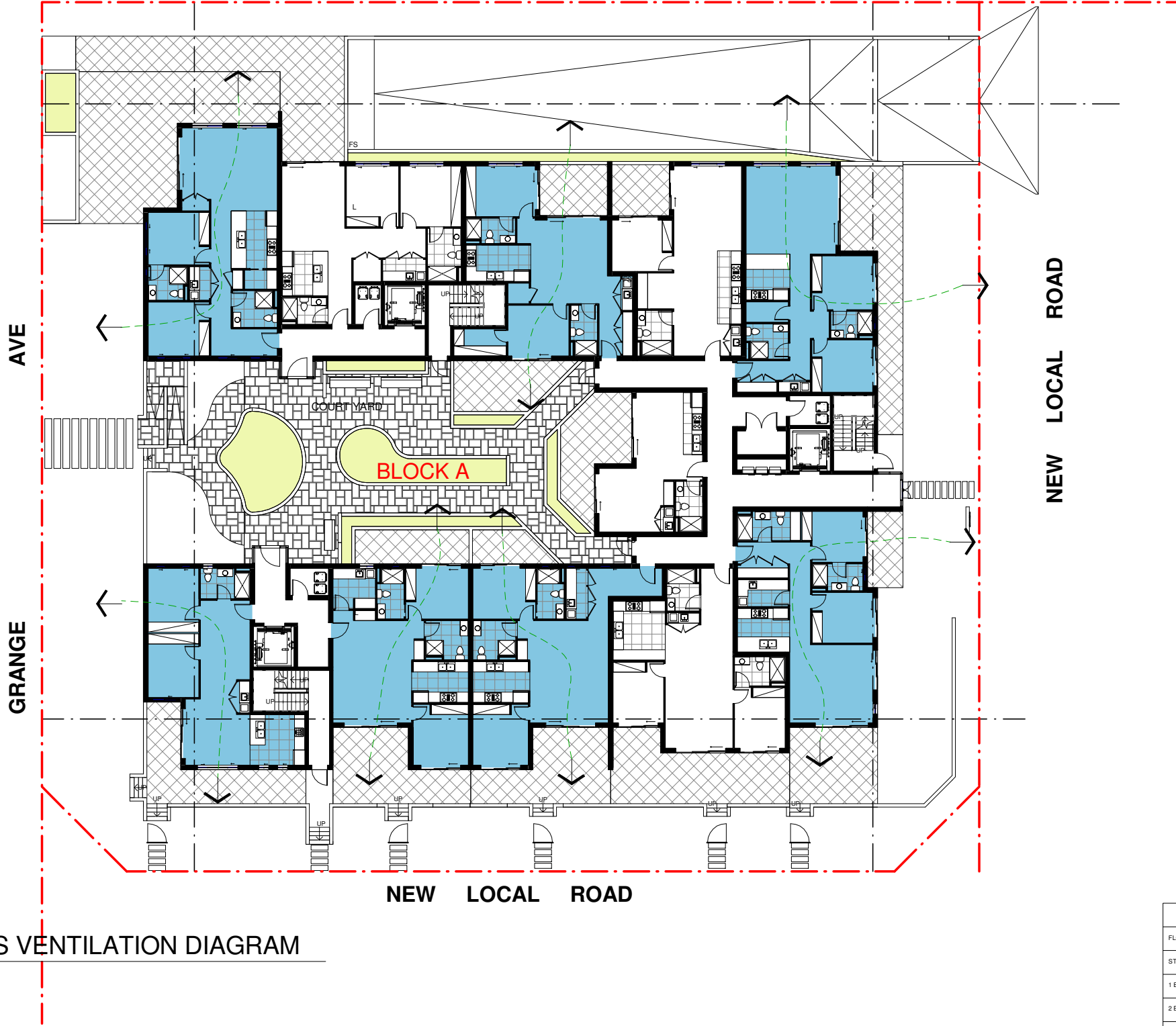




27

BLOCK A - CROSS VENTILATION DIAGRAM

1 : 250 @ A1



BLOCK A - CROSS VENTILATION					
FLOORS	GROUND FLOOR	1 ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
STUDIO	0	0	0	0	0
1 BED	0	0	0	0	0
2 BED	7	7	7	7	28
TOTAL PER FLOOR	7	7	7	7	28
28 UNITS = 63.64%					
MINIMUM REQUIRED UNDER SEPP 65 = 60.00%					

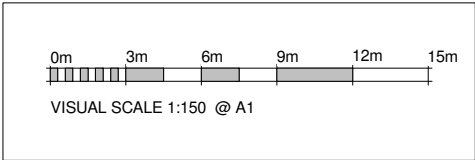
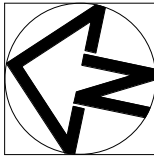
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ISSUE	DESCRIPTION	SO	SO	
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CLIENT  
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DRAWING TITLE  
BLOCK A - CROSS VENTILATION  
DIAGRAM

DATE 05.09.2018 SCALE @ A1 DRAWN DR  
PROJECT NUMBER 042/15-16 DRAWING No. 1-18/4-4 ISSUE B

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAIA 6865)







1

BLOCK B - PERSPECTIVE

@ A1

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BLOCK B - PERSPECTIVE

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

SCALE @ A1

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DRAWING No.  
2-0/4-4

ISSUE  
B

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JS

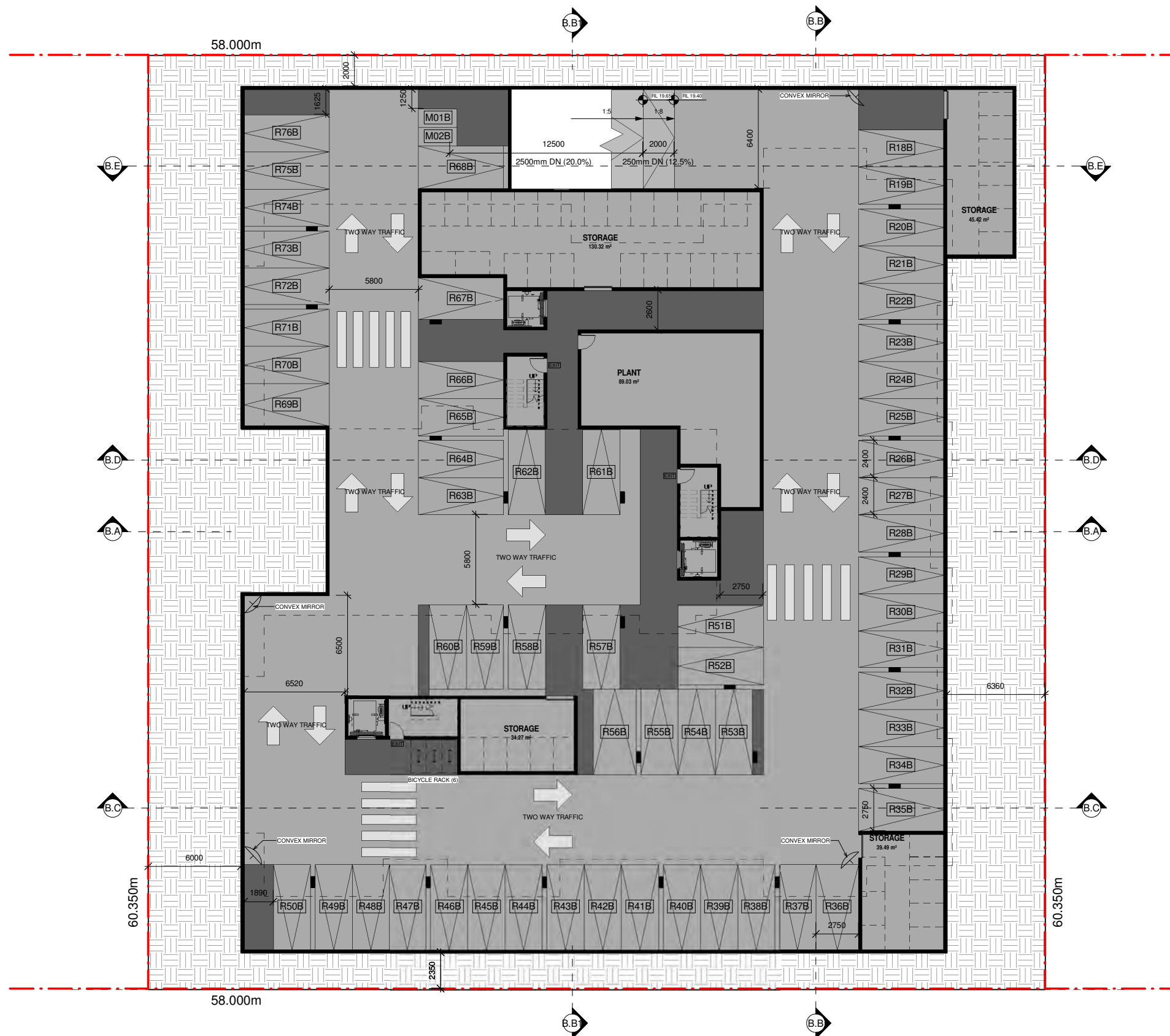
ARCHITECTS



BLOCK B

	UNITS 1-16 (GROUND FLOOR)																UNITS 1-16 (LEVEL 1-3)																	
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16		
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3			
TOTAL UNITS	16																48																	
AREA PER UNIT (sqm)	75.36	52.77	43.05	87.98	91.51	86.26	54.26	95.54	95.43	54.31	86.20	107.40	95.75	77.13	72.70	70.22	75.17	52.77	43.05	86.51	91.51	86.26	54.26	95.56	95.43	54.31	86.20	107.40	95.75	77.13	76.72	76.35		
BALCONY AREA PER UNIT (sqm)	21.86	25.98	15.95	18.82	12.82	101.76	16.82	19.89	19.89	16.59	16.68	30.79	22.68	18.13	15.40	24.76	16.03	12.55	5.00	12.51	12.61	14.42	8.93	19.08	19.08	8.93	17.64	27.61	21.20	12.26	13.78	12.33		
BALCONY AREA PER FLOORS (sqm)	398.82																701.88																	
TOTAL BALCONY AREA (sqm)	1,100.70																859.86																	
ROOF TERRACE AREA (Level 4)	859.86																859.86																	
BEDROOMS	2	2	1	2	2	2	1	2	2	1	2	2	3	2	2	2	2	1	1	2	2	2	1	2	2	1	2	2	3	2	2	2		
BEDROOMS PER FLOOR	30																87																	
UNIT 1 BEDROOMS	3																12																	
UNIT 2 BEDROOMS	12																33																	
UNIT 3 BEDROOMS	1																3																	
TOTAL BEDROOMS	117																117																	
STORAGE REQUIREMENTS	1	STUDIO	x	4 m²																									=	0.00 m²				
	1	BED	x	6 m²																									=	90.00 m²				
	2	BED	x	8 m²																									=	360.00 m²				
	3	BED	x	10 m²																									=	40.00 m²				
COMMON OPEN SPACE REQUIRED (sqm)	30 sqm @ 1 BED ROOM				x		15.00 Units																						=	450.00 sqm				
	40 sqm @ 1 BED ROOM				x		45.00 Units																						=	1,800.00 sqm				
	55 sqm @ 1 BED ROOM				x		4.00 Units																						=	220.00 sqm				
TOTAL COS REQUIRED (sqm)																	2,470.00 sqm																	
COMMON OPEN SPACE PROVIDED	ON BALCONIES PROVIDED					1,100.70 sqm																					=	44.56 %						
	MAX 30% ON COMPLYING BAL/COURTYARD					741.00 sqm																					=	30.00 %						
	ON ROOF TERRACE					859.86 sqm																					=	34.81 %						
	MAX 30% ON COMPLYING ROOF TERRACE					741.00 sqm																					=	30.00 %						
	ON GROUND LEVEL COURT YARD					1,236.37 sqm																					=	50.87 %						
	MIN 40% ON COMPLYING GROUND LEVEL					988.00 sqm																					=	40.00 %						
LOBBY/FOYER AREA (sqm)	GROUND FLOOR 91.30 sqm																LEVEL 1-3 273.90 sqm																	
RESIDENTIAL PARKING REQUIRED	1 space per dwelling plus 0.5 spaces per 3 or more bedroom dwelling																																=	66.00 CP
RESIDENTIAL CAR SPACES PROVIDED																																	=	72.00 CP
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments																																=	12.80 CP
VISITOR CAR SPACES PROVIDED																																	=	26.00 CP
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																																=	6.40 CP
DISABLE PARKING SPACE PROVIDED																																	=	7.00 CP
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																																=	21.33 BP
BICYCLE PARKING SPACE PROVIDED																																	=	22.00 BP
TOTAL CAR SPACES REQUIRED																																	=	78.80 CP
TOTAL CAR SPACES PROVIDED																																	=	105.00 CP
SITE AREA																	3,300.29 sqm																	
DEEP SOIL REQUIRED	15.00% OF SITE PLAN																																=	525.04 sqm
DEEP SOIL PROVIDED	25.38% OF SITE PLAN																																=	858.29 sqm
DEEP SOIL REQUIRED (6m x 6m)	7.00% OF SITE PLAN																																=	245.02 sqm
DEEP SOIL PROVIDED	8.3576% OF SITE PLAN																																=	299.34 sqm





**2** BLOCK B - BASEMENT LEVEL 2 FLOOR PLAN  
1:150 @ A1

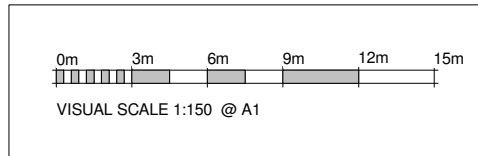
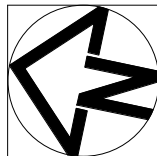
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DIRECTOR

PROJECT ARCHITECT



CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK B - BASEMENT LEVEL 2 FLOOR PLAN

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

SCALE @ A1

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DM

ISSUE  
B

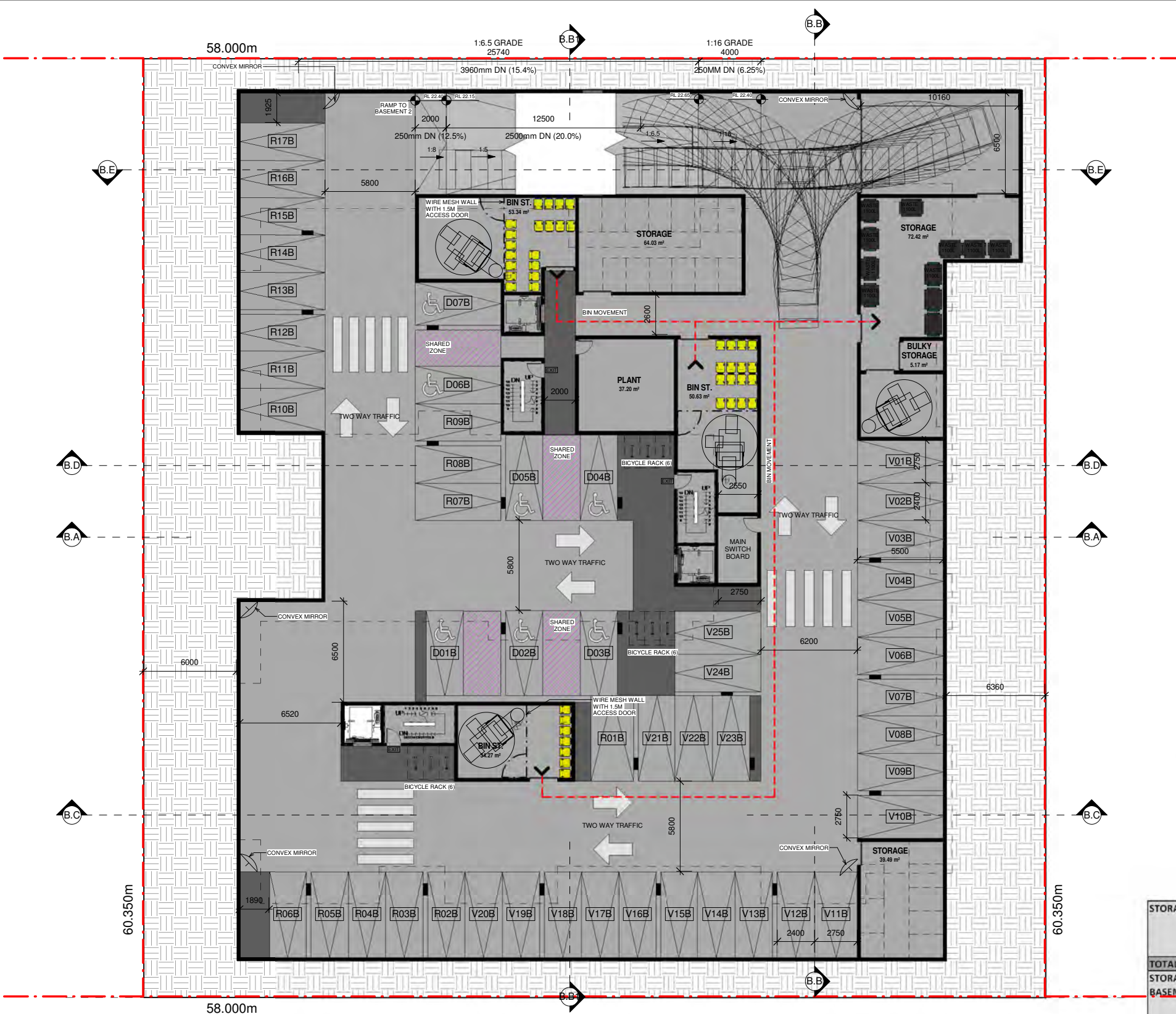
2-2/4-4

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RIBA 6865)







**3** BLOCK B - BASEMENT LEVEL 1 FLOOR PLAN  
1 : 150 @ A1

BLOCK B			
	TOTAL NUMBER OF UNITS	UNIT RATE	TOTAL
GENERAL WASTE	64.00 UNITS	240.00 L/Week	15,360.00 L/Week
RECYCLABLE WASTE	64.00 UNITS	80.00 L/Week	5,120.00 L/Week
BULKY WASTE	3.00 SECTIONS*	4.00 m³/40 UNITS**	12.00 L/Week
* Separate areas that have their own storage areas. ** 4m³/40 UNITS + 1m³/20 UNITS thereafter.			

BLOCK B							
	BASEMENTS	GROUND	TYPICAL	TOTAL	UNIT TYPE	STORAGE AMOUNT	CALCULATIONS
STORAGE REQUIREMENTS	0.00	1.00	3.00	3.00	STUDIO	x 4.00 m³	12.00 m³
	0.00	2.00	9.00	11.00	1 BED	x 6.00 m³	66.00 m³
	0.00	12.00	33.00	45.00	2 BED	x 8.00 m³	360.00 m³
	0.00	1.00	3.00	4.00	3 BED	x 10.00 m³	40.00 m³
TOTAL REQUIREMENTS							478.00 m³
STORAGE PROVIDED IN BASEMENTS	3.00	0.00	0.00	3.00	STUDIO	x 4.00 m³	12.00 m³
	11.00	0.00	0.00	11.00	1 BED	x 6.00 m³	66.00 m³
	45.00	0.00	0.00	45.00	2 BED	x 8.00 m³	360.00 m³
	4.00	0.00	0.00	4.00	3 BED	x 10.00 m³	40.00 m³
TOTAL PROVIDED							478.00 m³
STORAGE PROVIDED IN APARTMENTS	0.00	2.32	6.96	9.28	STUDIO		9.28 m³
	0.00	3.43	30.87	34.30	1 BED		34.30 m³
	0.00	48.00	132.00	180.00	2 BED		180.00 m³
	0.00	5.00	15.00	20.00	3 BED		20.00 m³
TOTAL PROVIDED							243.58 m³
TOTAL PROVIDED IN UNITS							721.58 m³

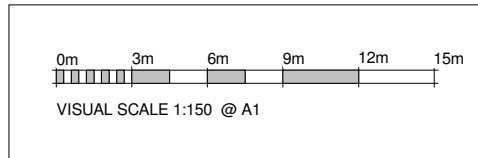
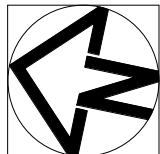
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ISSUE	DESCRIPTION	APPROVED	SIGNED
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GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK B - BASEMENT LEVEL 1 FLOOR PLAN

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

SCALE @ A1  
2-3/4-4

DRAWN  
DM

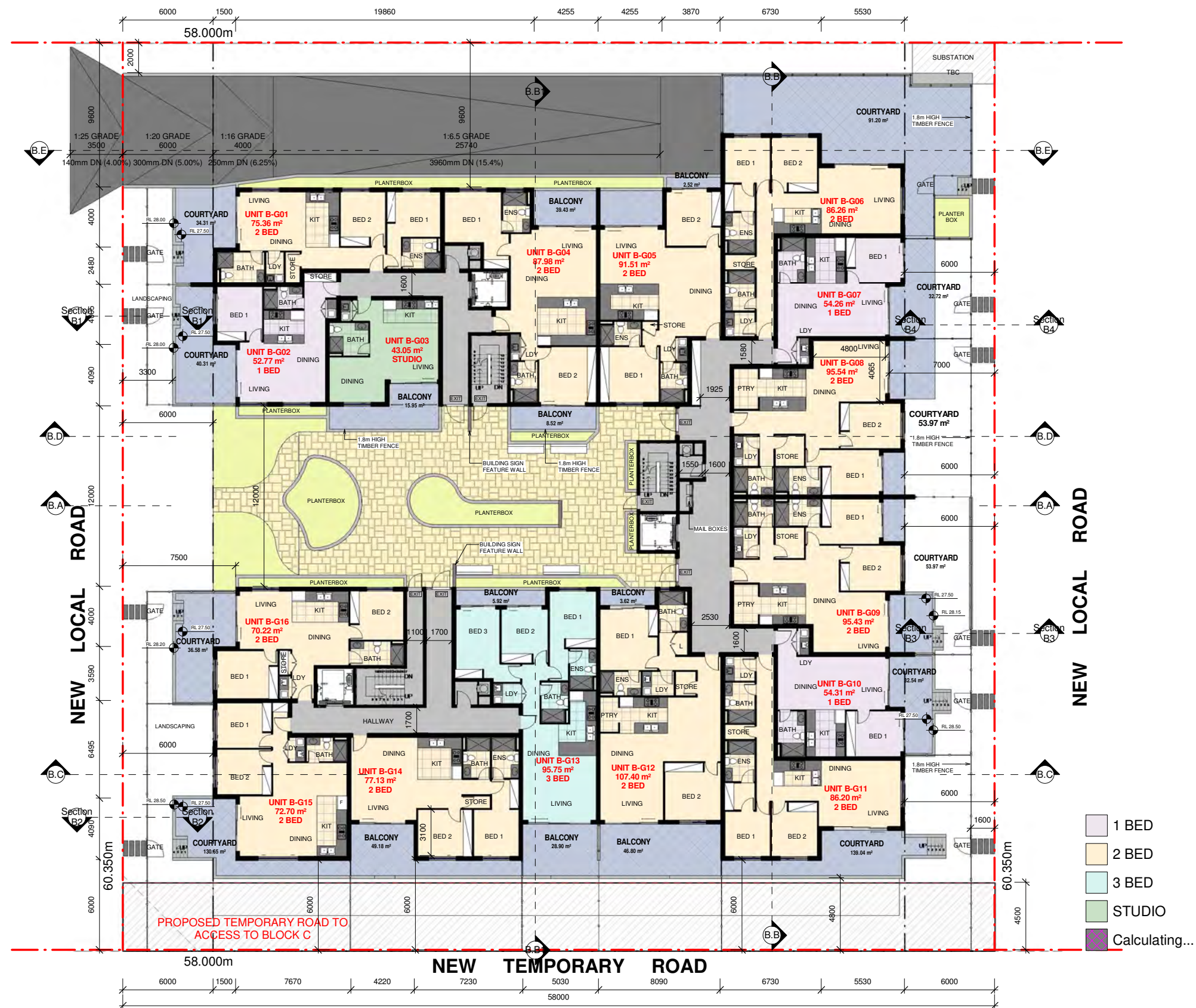
ISSUE  
B

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NO 217 GRANGE RD  
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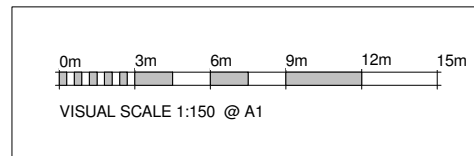
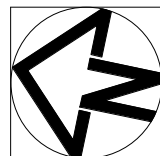
**4 BLOCK B - GROUND FLOOR PLAN**  
1:150 @ A1

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BLOCK B - GROUND FLOOR PLAN

DATE  
05.09.2018

SCALE @ A1  
2-4/4-4

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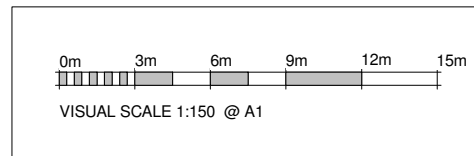
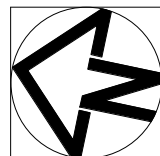
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BLOCK B - LEVEL 1,2,3 FLOOR PLAN TYPICAL

DATE  
05.09.2018

SCALE @ A1  
2-5/4-4

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DM

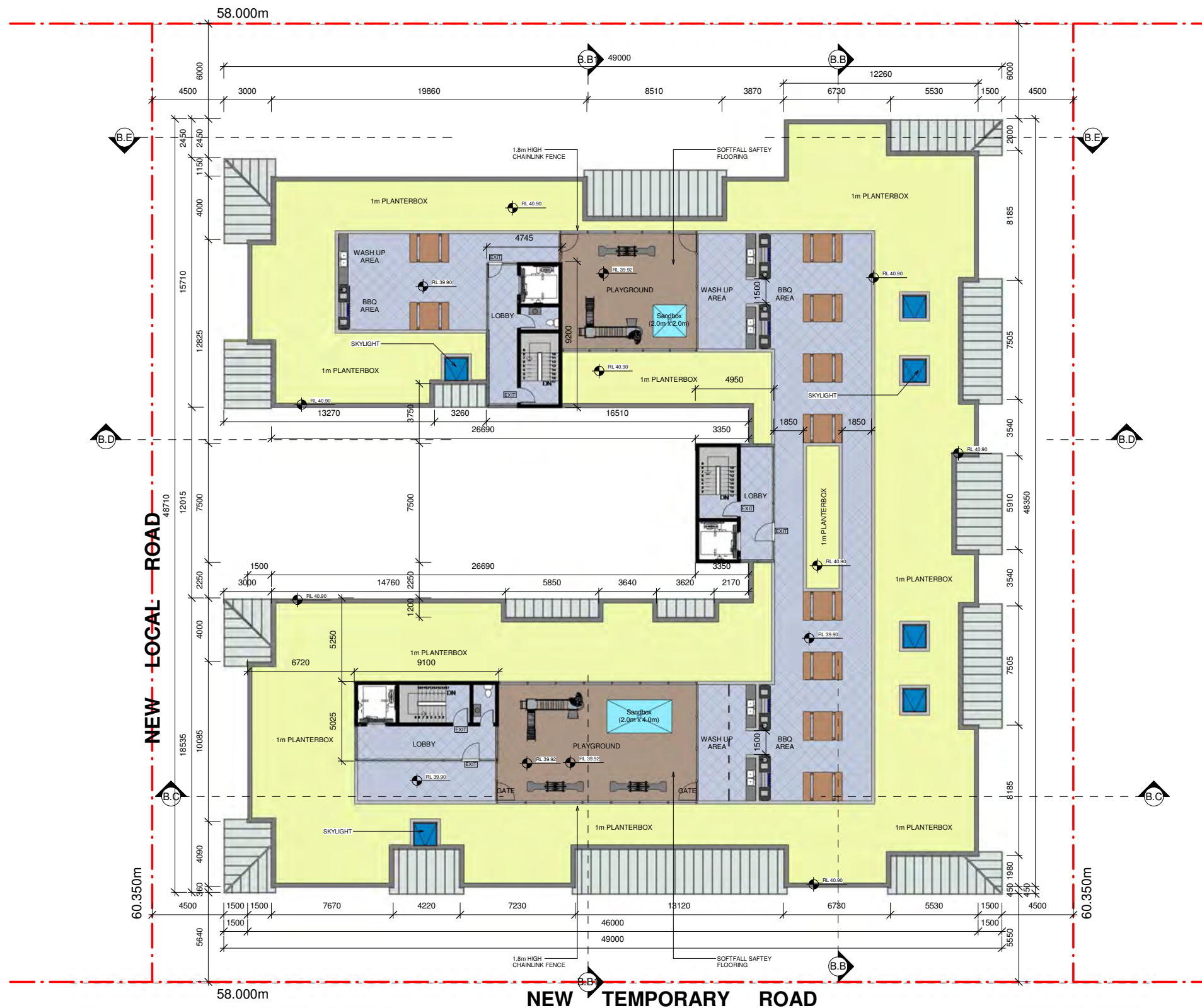
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**6** BLOCK B - ROOF TERRACE FLOOR PLAN  
1 : 150 @ A1

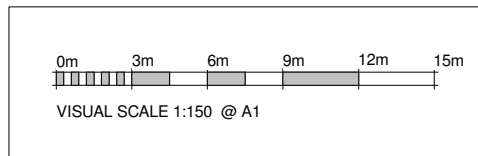
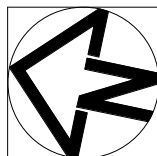
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BLOCK B - ROOF TERRACE FLOOR PLAN

DATE  
05.09.2018

PROJECT NUMBER  
**042/15-16**

SCALE @ A1

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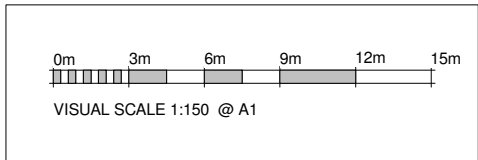
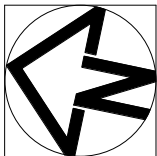


**7** BLOCK B - ROOF PLAN  
1 : 150 @ A1

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BLOCK B - ROOF PLAN

DATE  
05.09.2018  
PROJECT NUMBER  
**042/15-16**  
SCALE @ A1  
DRAWING No.  
2-7/4-4  
DRAWN  
DM  
ISSUE  
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAIA 6865)







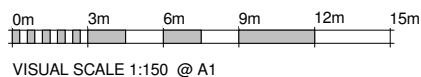
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BLOCK B - NORTH/EAST ELEVATION

DATE  
05.09.2018

SCALE @ A1  
DRAWN  
DM

PROJECT NUMBER  
042/15-16

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2-8/4-4

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NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6865)











12 BLOCK B - INNER EAST ELEVATION  
1 : 100 @ A1



13 BLOCK B - INNER WEST ELEVATION  
1 : 100 @ A1

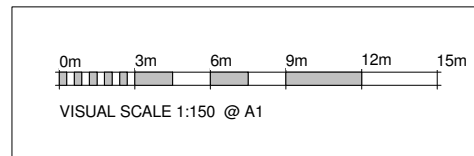
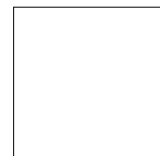
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BLOCK B - INNER EAST/WEST  
ELEVATION

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

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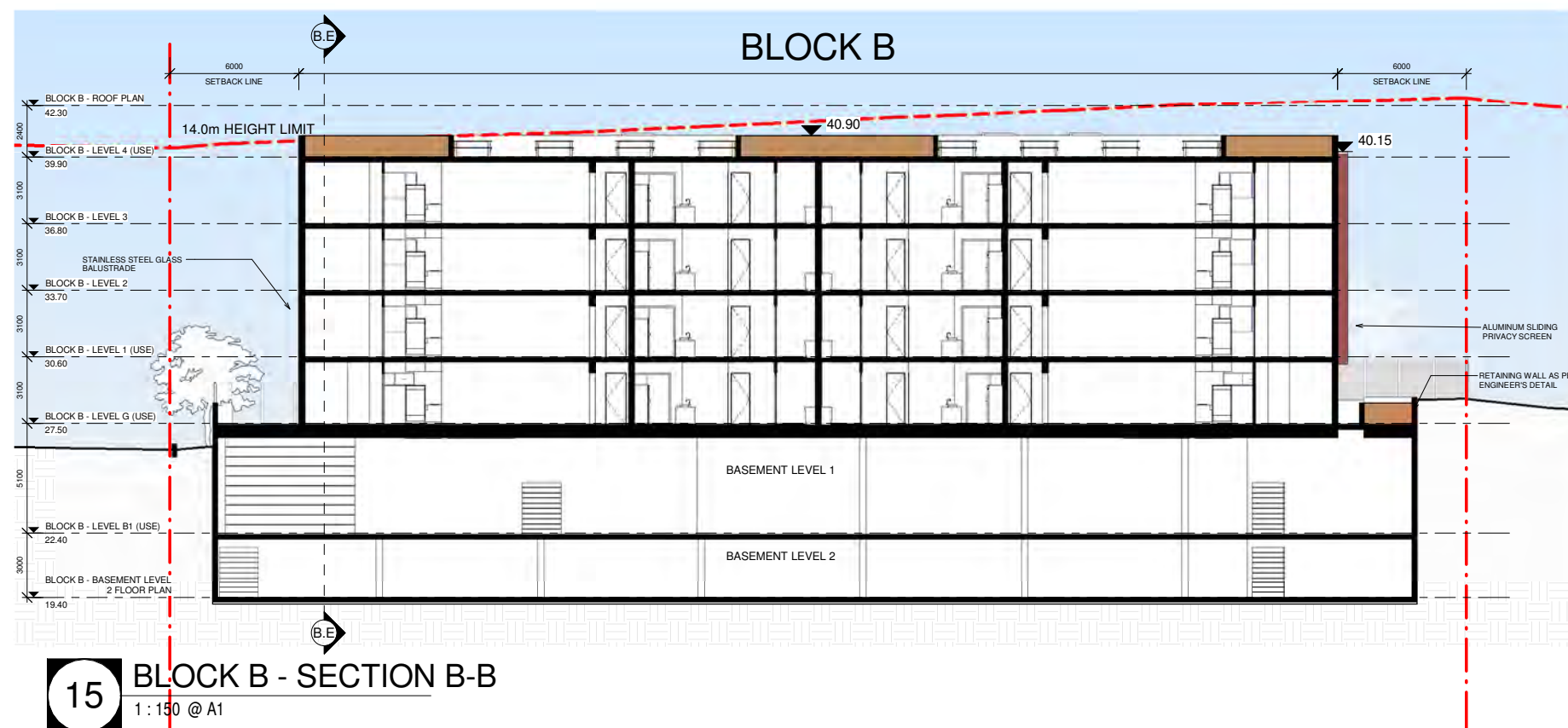
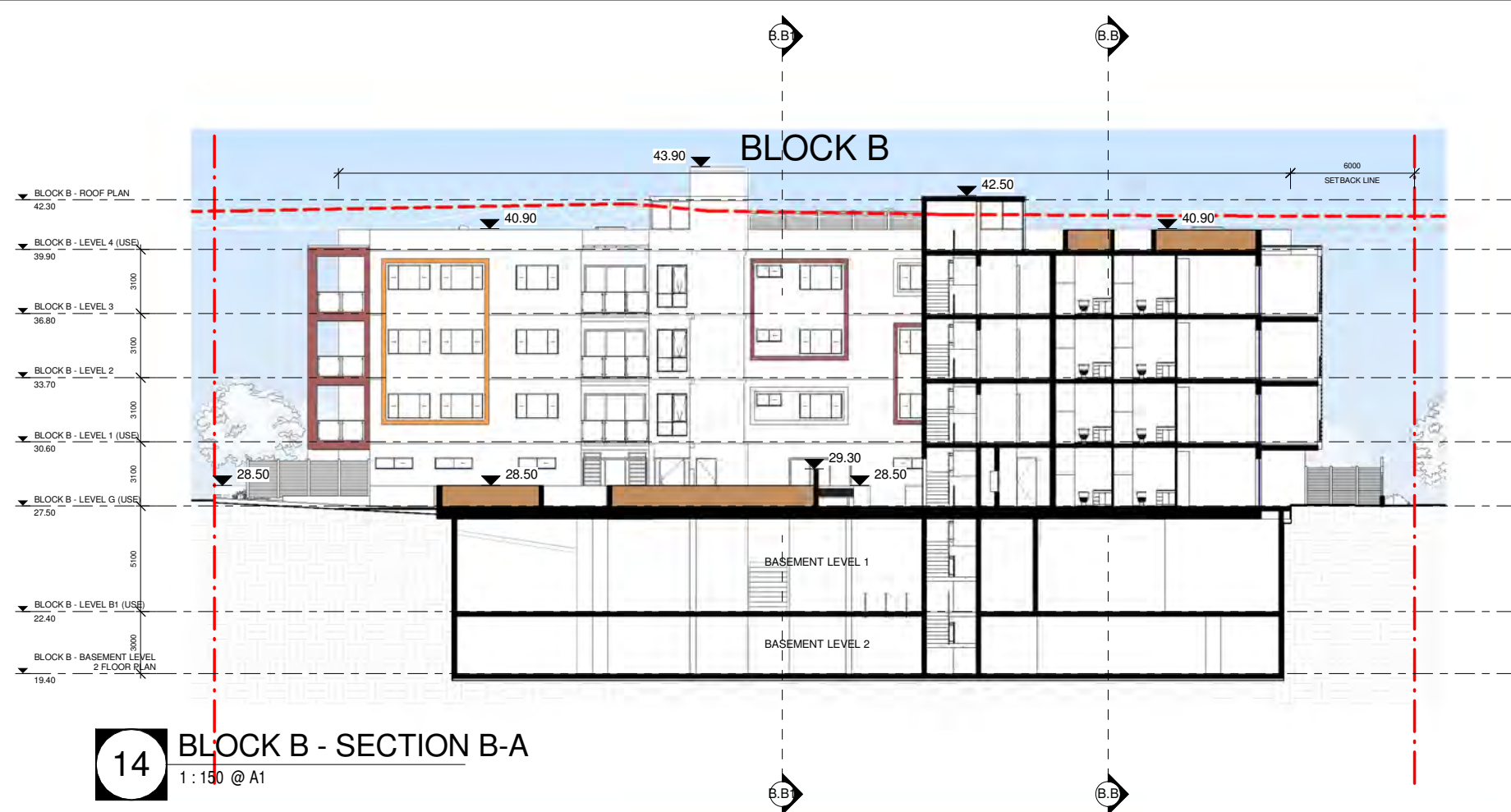
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MARSDEN PARK -  
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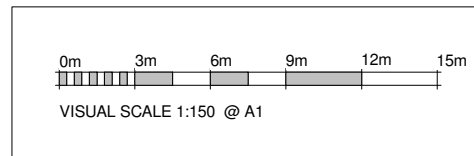
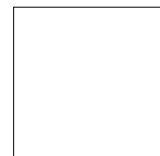
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BLOCK B - SECTION B.A-B.B

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2-11/4-4

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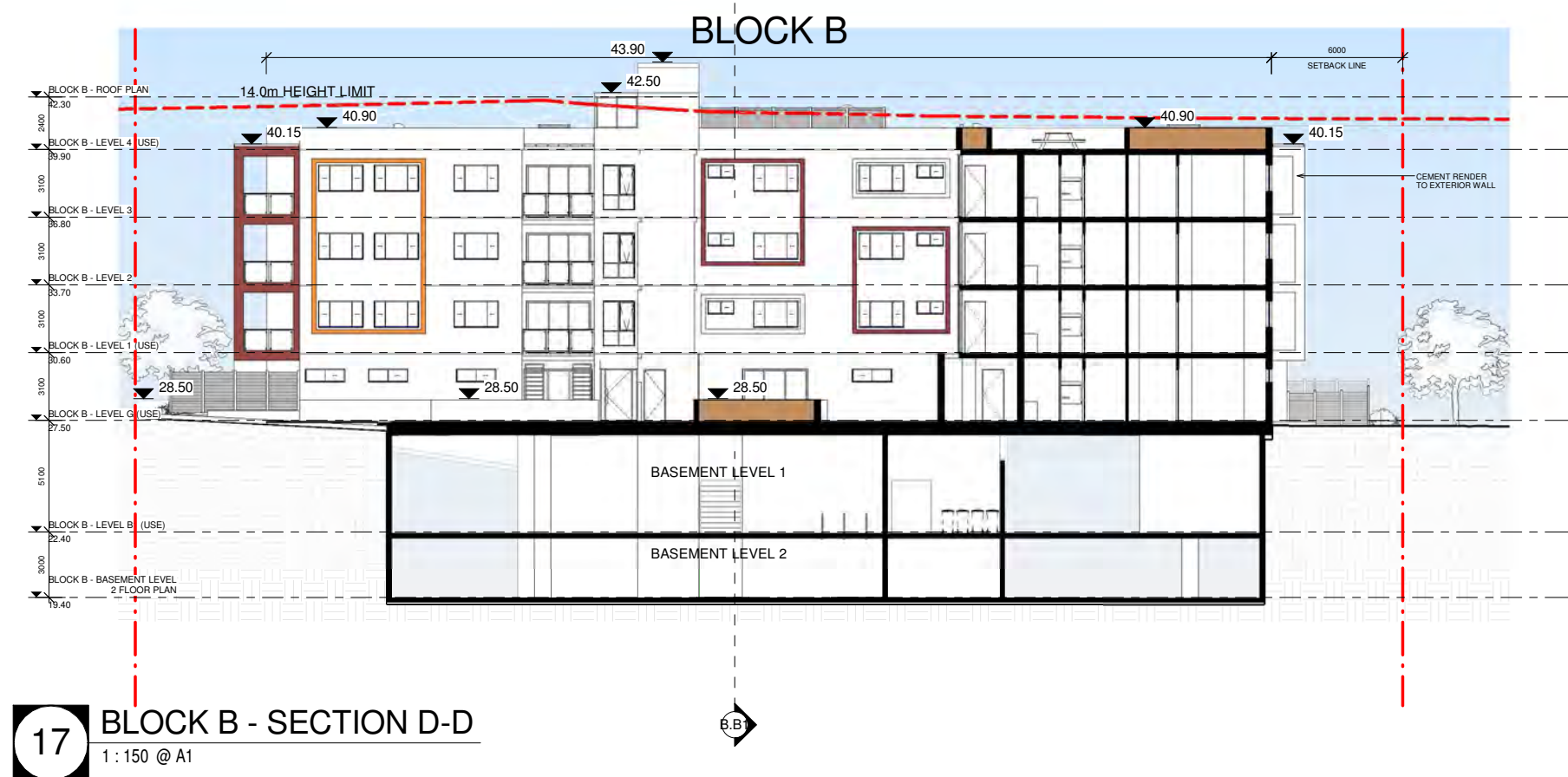
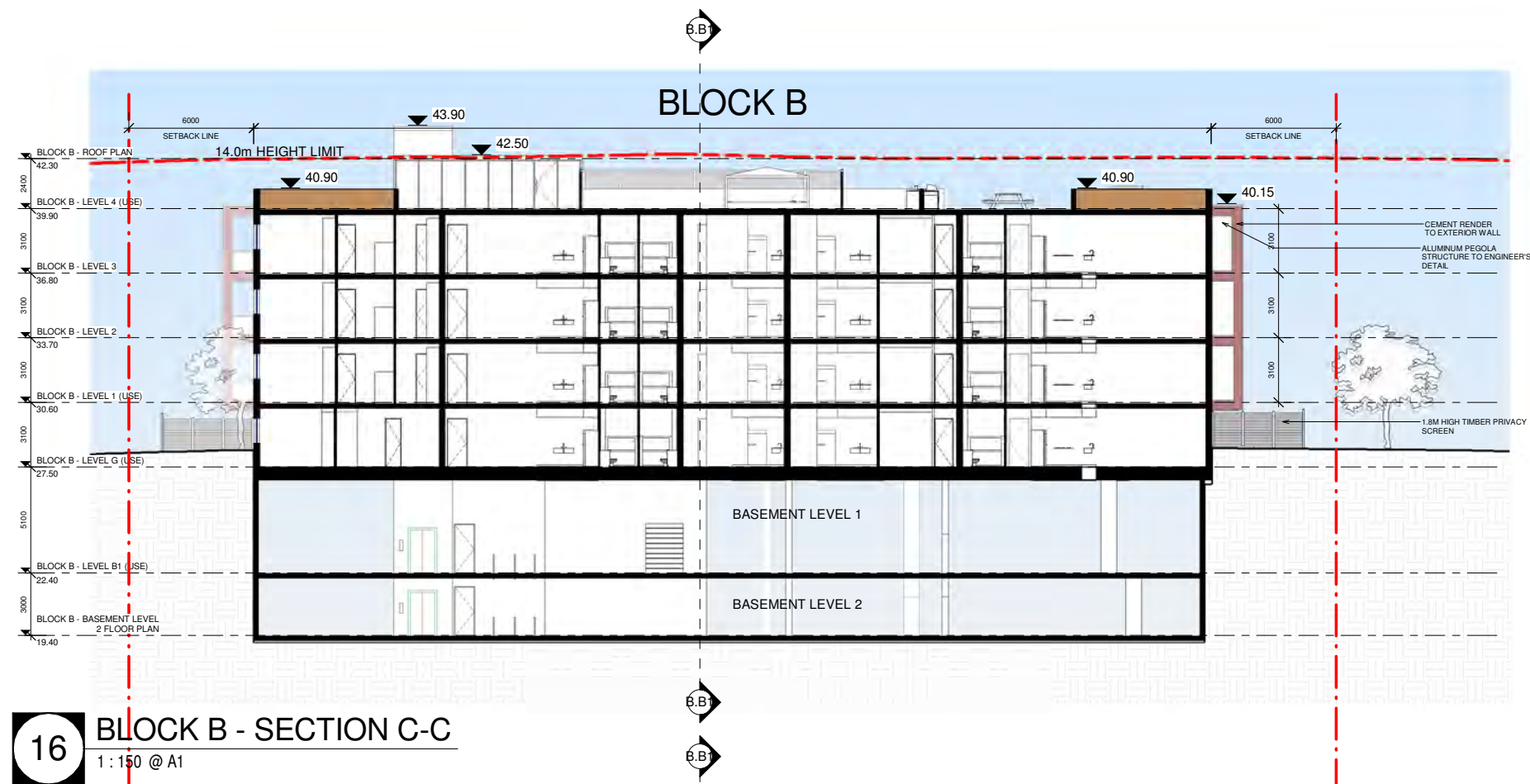
ISSUE  
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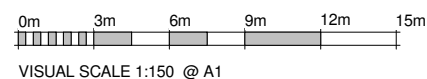
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**042/15-16**

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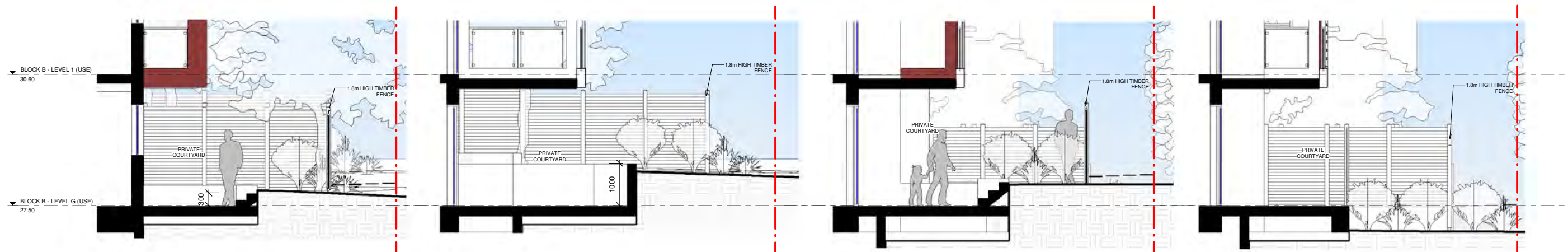
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Nominated Architect: Saymon Ochudzawa (RAIA 6865)





18 B.E  
1:150 @ A1



19 Section B1  
1:50 @ A1

20 Section B2  
1:50 @ A1

21 Section B3  
1:50 @ A1

22 Section B4  
1:50 @ A1

AMENDMENTS			
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BLOCK B - SECTIONS

DATE  
05.09.2018

SCALE @ A1

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PROJECT NUMBER  
042/15-16

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2-13/4-4

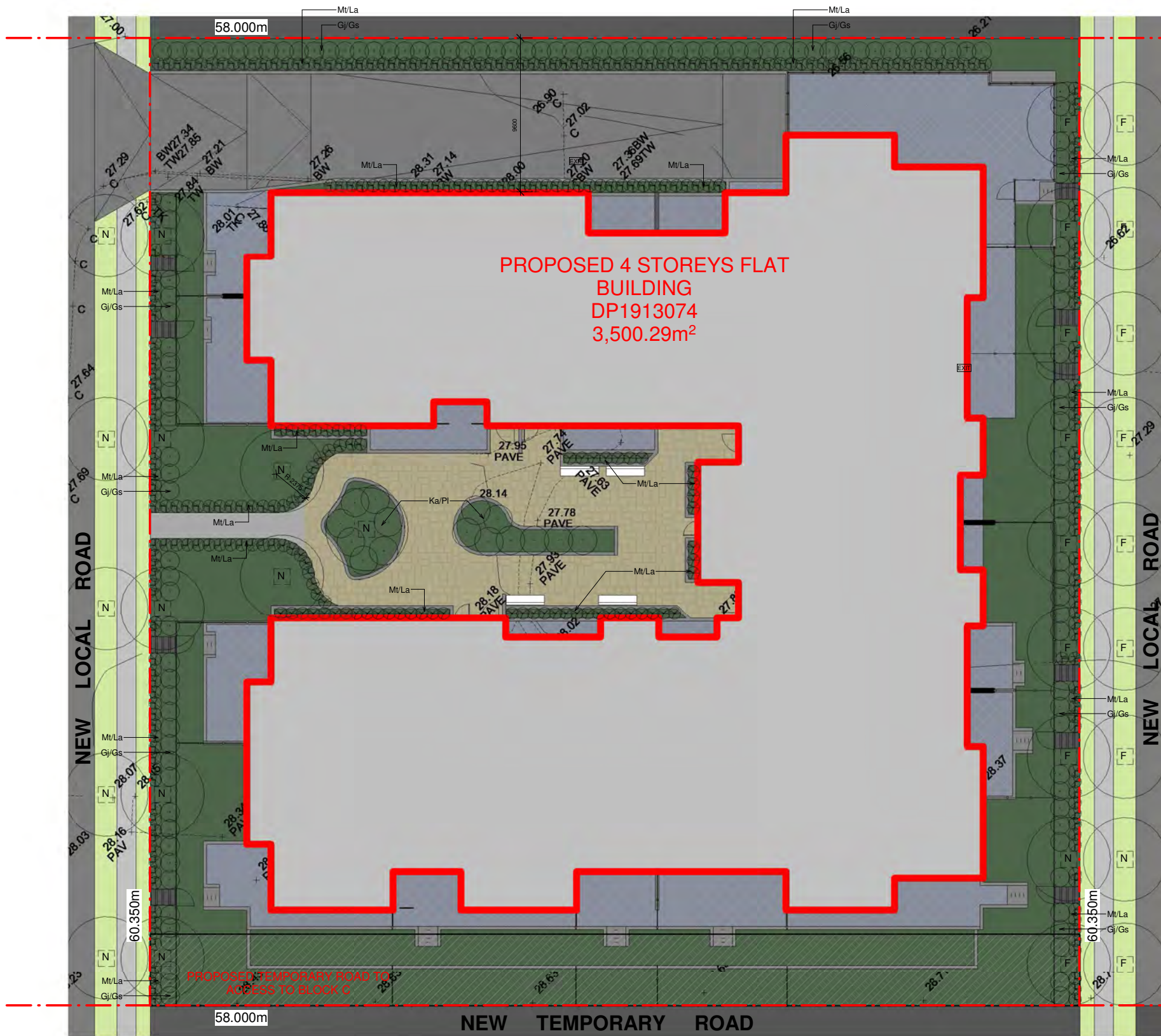
ISSUE  
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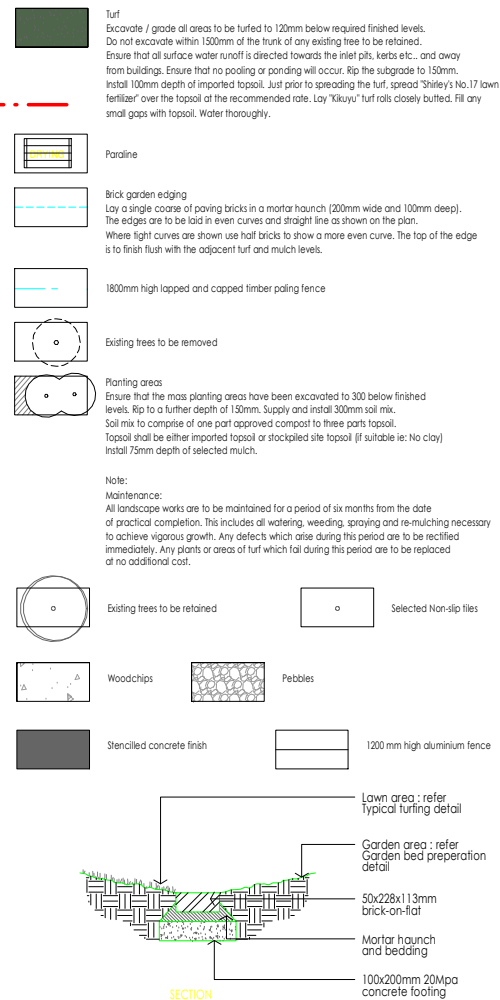
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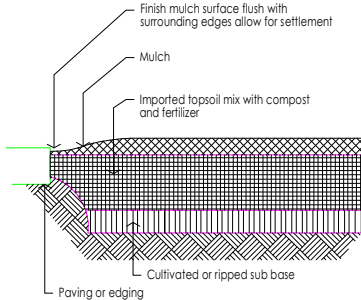




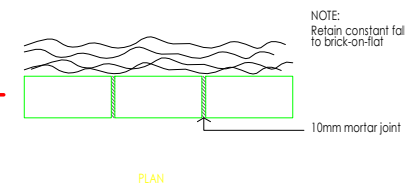
## LEGEND



## Brick garden edge Detail.

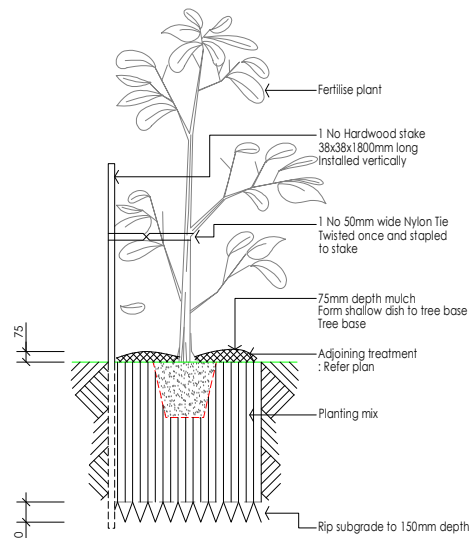


## Ground preparation Planting area using imported topsoil Detail.



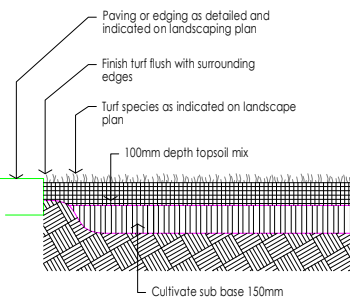
## PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
<strong>Trees</strong>				
A	Angophora floribunda (rough-barked apple)	0	-litre	yes
M	Melaleuca linifolia (snow in summer 4-8m)	0	-litre	yes
N	Nyssa sylvatica (black gum)	12	-litre	yes
F	Fraixius pennsylvanica 'Urbanite'	18	-litre	yes
<strong>Shrubs</strong>				
Gj	Grevillea juniperina (Pinky Spider flower - 1.5m)	184	15 litre	-
Gs	Grevillea sericea (Pink Spider flower - 1.5m)	183	15 litre	-
Mt	Melaleuca thymifolia (Thyme Honey Myrtle - 1m)	228	15 litre	-
I	Indigophera australis (Native Indigo - 1-1.5m)	227	15 litre	-
Ka	Kunzea ambigua (Flick bush - 2.3m)	10	25 litre	yes
P	Penzance linearis (Gorse bitter pea - 2.3m)	9	25 litre	yes
<strong>Groundcovers</strong>				
D	Dianella Revoluta (Sea spray - 0.4-0.6m)		150mm pot	

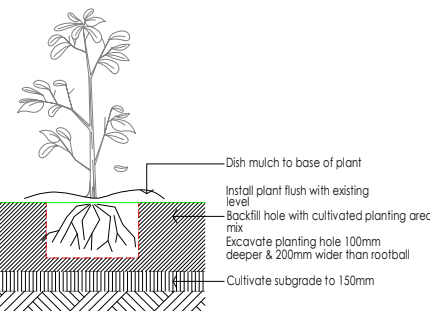


## 15 - 35 litre Tree planting Detail.

Not To Scale.



## Ground preparation Grassed area: turf using imported topsoil Detail.



## Planting in garden beds Detail.

Not To Scale.

23

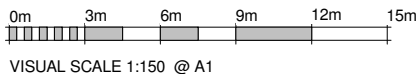
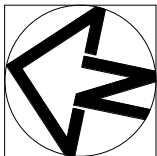
## BLOCK B - LANDSAPING PLAN LEVEL G

1 : 150 @ A1

AMENDMENTS		APPROVED SIGNED		DATE
ISSUE DESCRIPTION	SO	SO	DATE	
A ISSUED FOR CLIENT	SO	SO	05.09.2018	
B AMENDED TO COUNCIL LETTER	SO	SO		

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VISUAL SCALE 1:150 @ A1

CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK B - GROUND FLOOR  
LANDSCAPE PLAN

DATE  
05.09.2018

SCALE @ A1

PROJECT NUMBER  
042/15-16

DRAWING No.  
2-14/4-4

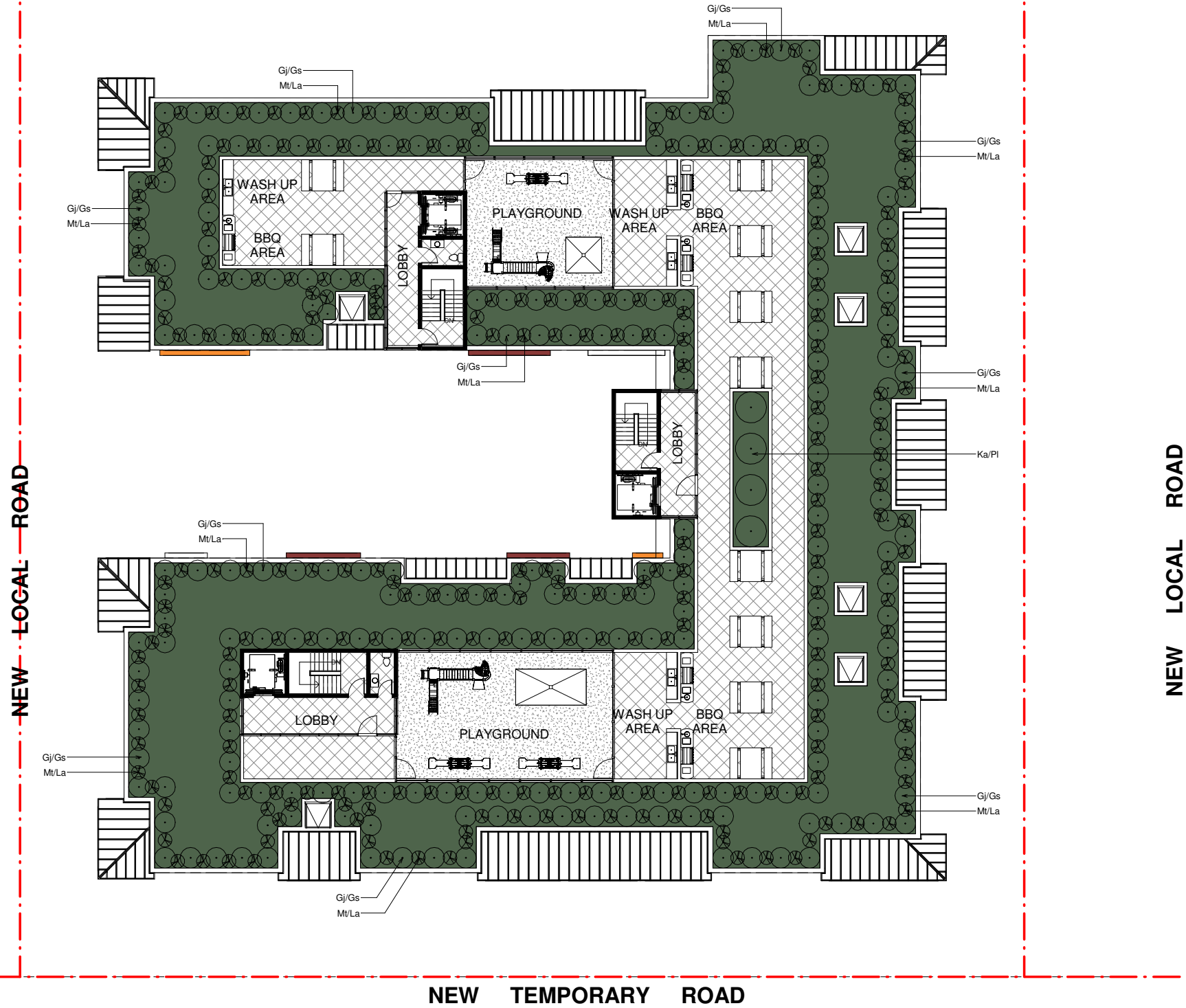
DRAWN  
DM  
ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAA 6866)





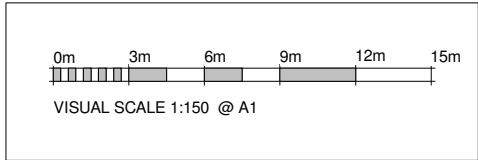
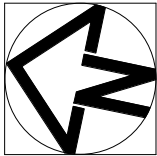


**18** BLOCK B - ROOF TERRACE LANDSCAPE PLAN  
1:150 @ A1

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO
B	AMENDED TO COUNCIL LETTER	SO	SO
		05.09.2018	

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CLIENT GRAHAM DEVELOPERS		
DRAWING TITLE BLOCK B - ROOF TERRACE ANDSCAPE PLAN		
DATE 05.09.2018	SCALE @ A1	DRAWN DM
PROJECT NUMBER 042/15-16	DRAWING No. 2-15/4-4	ISSUE B

PROJECT  
NO 217 GRANGE RD  
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Nominated Architect: Saymon Ochudzawa (RAA 6865)







1 3D OVERVIEW BLOCK B  
@ A1

LEGEND

MATERIAL SCHEDULE

- A

- AFS CONCRETE PAINTED PANEL (DULUX - EXTREME RED)
- B

- FROSTED SAFETY GLAZING BALUSTRADE
- C

- AFS CONCRETE PAINTED PANEL (DULUX - QUINCE PASTE)
- D

- ALUM GREY PANEL PRIVACY SLIDING SCREENS (WHITE)
- E

- FACE BRICK PAINTED (DULUX -CANYON CLOUD)
- F

- ALUM GREY PANEL LOUVERS
- G

- LAMINATE TIMBER FEATURE VERTICAL PANELS (WHITE)
- H

- AFS CONCRETE PAINTED PANEL (DULUX - SOFTSUN)
- I

- ALUM PERGOLA - PAINTED GREY

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK B - MATERIALS & FINISHES  
SCHEDULE

DATE  
05.09.2018

PROJECT NUMBER  
042/15-16

SCALE @ A1

DRAWING No.  
2-20/4-4

DRAWN  
DR

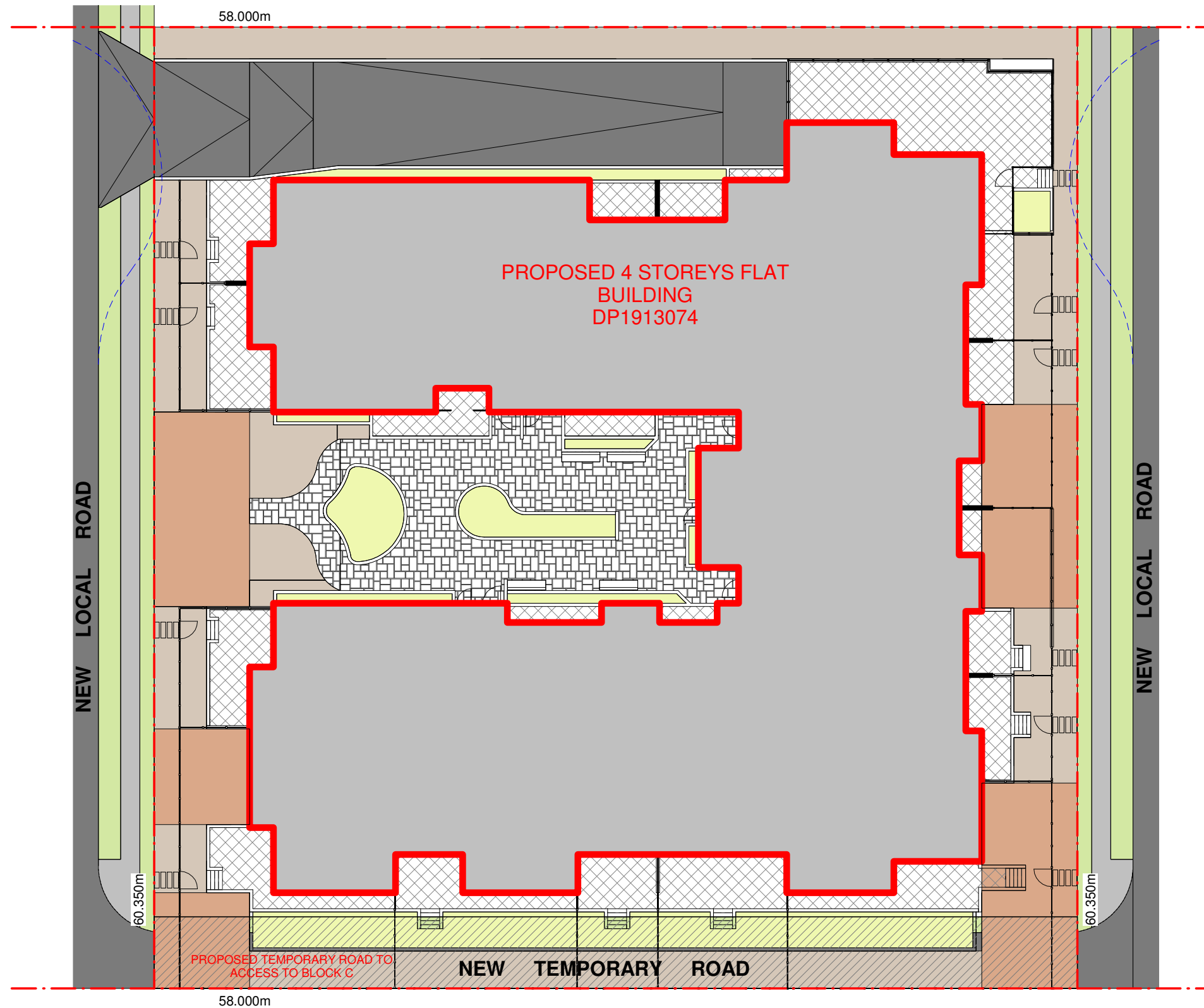
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Nominated Architect: Szymon Ochudzawa (RMA 6865)







**19** BLOCK B - GROUND FLOOR PLAN  
1:150 @ A1

**LOT 2 DEEP SOIL CALCULATION**  
SITE AREA: 3,500.29 sqm  
**BLACKTOWN COUNCIL REQUIREMENT**  
MINIMUM REQUIRED DEEPSOIL: 525.04 sqm (15.00%)  
PROPOSED DEEPSOIL AREA: 888.29 sqm (25.38%)  
**ADG REQUIREMENTS SITE AREA WITH MIN DIMENSION OF 6m**  
REQUIRED: 245.02 sqm (7.00%)  
PROPOSED: 299.34 sqm (8.55%)

■ DEEP SOIL AREA  
■ DEEP SOIL AREA (6m x 6m)

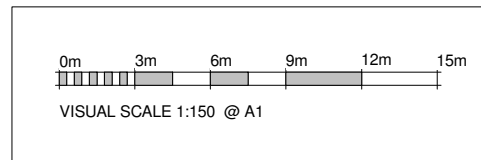
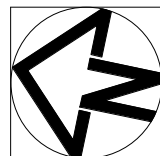
AMENDMENTS		APPROVED		SIGNED	DATE
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BLOCK B - DEEP SOIL DIAGRAM

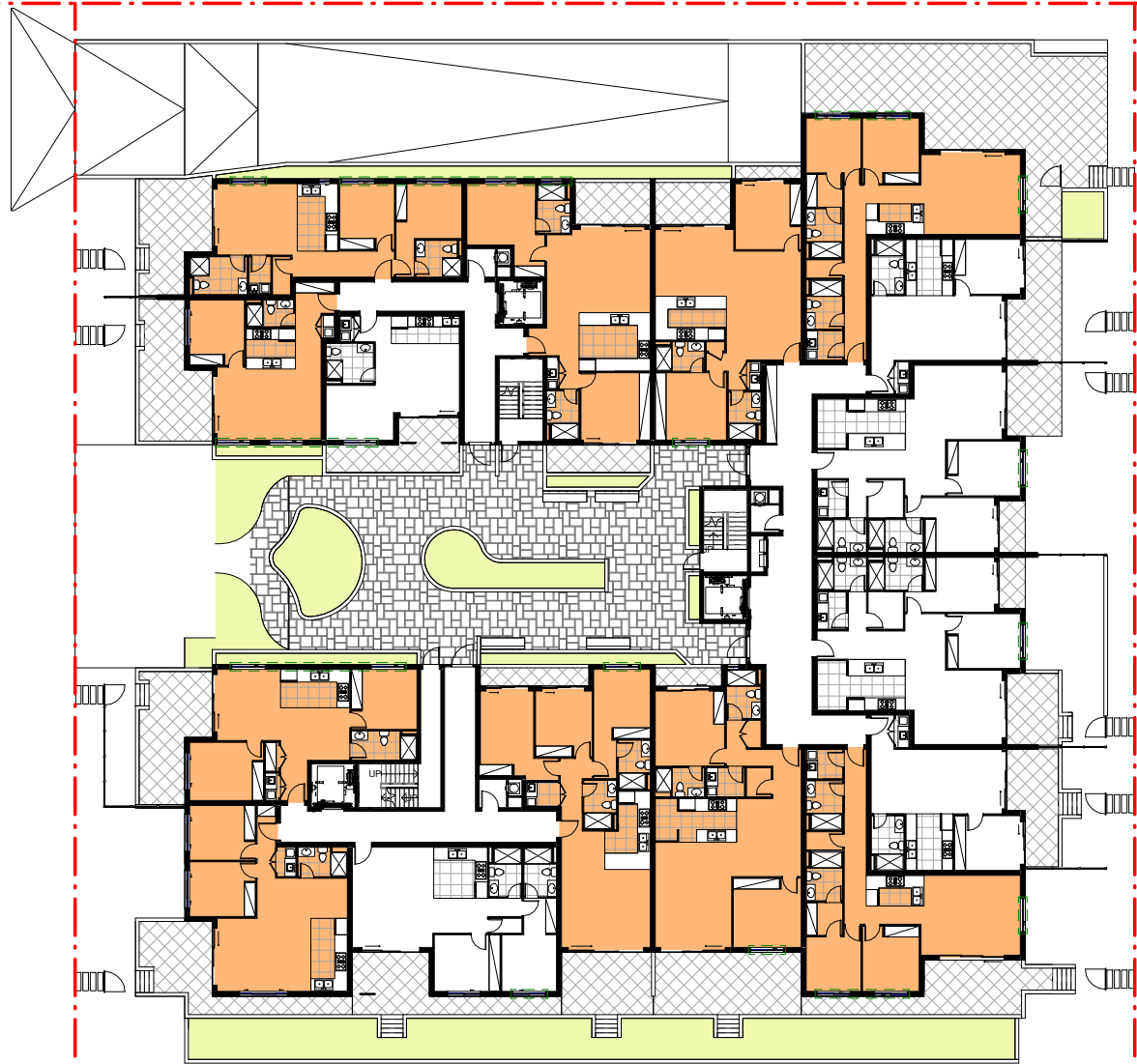
DATE  
05.09.2018  
PROJECT NUMBER  
**042/15-16**  
SCALE @ A1  
DRAWING No.  
2-16/4-4  
DRAWN  
DM  
ISSUE  
**B**

PROJECT  
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Nominated Architect: Szymon Ochudzawa (RAA 6865)







2

BLOCK B - SOLAR ACCESS DIAGRAM GF-L2  
1 : 200 @ A1



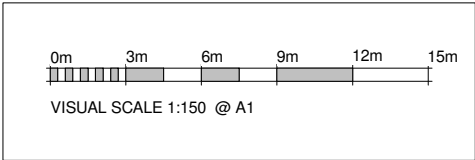
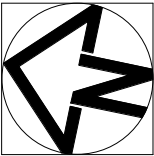
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BLOCK B - SOLAR ACCESS DIAGRAM LEVEL 3  
1 : 200 @ A1

BLOCK B - SOLAR ACCESS					
FLOORS	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
1 BED	1	1	1	3	6
2 BED	8	8	8	11	35
3 BED	1	1	1	1	4
STUDIO	0	0	0	1	1
TOTAL PER FLOOR	10	10	10	16	46
46 UNITS = 71.88%					
MINIMUM REQUIRED = 70.00%					
NOTES: UNITS MARKED IN RED ACHIEVE MIN OF 2-3 HOURS SOLAR ACCESS ON THE 21ST JUNE					

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B	AMENDED TO COUNCIL LETTER	SO	SO	
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				PROJECT ARCHITECT

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BLOCK B - SOLAR ACCESS DIAGRAM

DATE  
05.09.2018

SCALE @ A1  
2-17/4-4

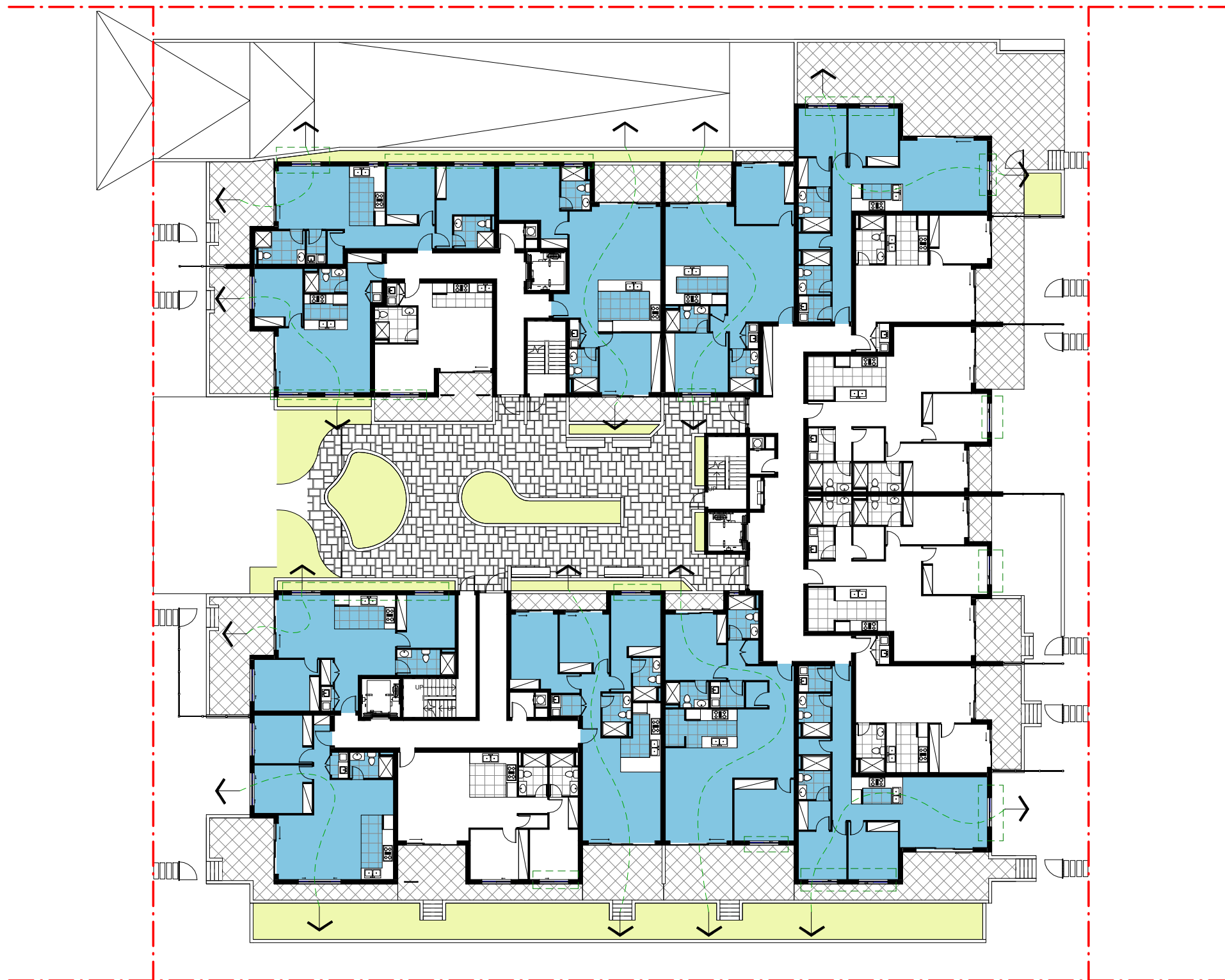
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Nominated Architect: Szymon Ochudzawa (RAIA 6865)





BLOCK B - CROSS VENTILATION					
FLOORS	GROUND FLOOR	1 ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
1 BED	1	1	1	1	4
2 BED	8	8	8	8	32
3 BED	1	1	1	1	4
STUDIO	0	0	0	0	0
TOTAL PER FLOOR	10	10	10	10	40
40 UNITS = 62.50%					
MINIMUM REQUIRED UNDER SEPP 65 = 60.00%					

**2** BLOCK B - GROUND FLOOR PLAN  
1:150 @ A1

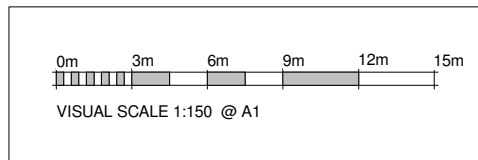
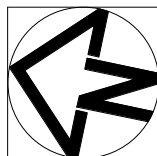
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK B - CROSS VENTILATION  
DIAGRAM

DATE  
05.09.2018

SCALE @ A1

PROJECT NUMBER  
042/15-16

DRAWING No.  
2-18/4-4

DRAWN  
DM

ISSUE  
B

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Szymon Ochudzawa (RAA 6865)









BLOCK C

	UNITS 1-6 (GROUND FLOOR)						UNITS 1-6 (LEVEL 1-3)					
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6
UNIT PER FLOOR	1	1	1	1	1	1	3	3	3	3	3	3
TOTAL UNITS	6						18					
AREA PER UNIT (sqm)	75.15	76.31	95.48	95.48	75.15	76.31	75.15	76.31	95.48	95.48	75.15	76.31
BALCONY AREA PER UNIT (sqm)	12.00	12.54	18.80	18.80	12.00	12.54	12.00	12.54	18.80	18.80	12.00	12.54
BALCONY AREA PER FLOORS (sqm)	86.68						260.04					
TOTAL BALCONY AREA (sqm)	346.72											
ROOF TERRACE AREA (Level 4) - (sqm)	287.94											
BEDROOMS	2	2	3	3	2	2	2	2	3	3	2	2
BEDROOMS PER FLOOR	14						42					
UNIT 1 BEDROOMS	0						0					
UNIT 2 BEDROOMS	4						12					
UNIT 3 BEDROOMS	2						6					
TOTAL BEDROOMS	56											
STORAGE REQUIREMENTS	1	STUDIO	x	4 m³					=	0.00 m³		
	1	BED	x	6 m³					=	0.00 m³		
	2	BED	x	8 m³					=	128.00 m³		
	3	BED	x	10 m³					=	80.00 m³		
COMMON OPEN SPACE REQUIRED (sqm)	30 sqm @ 1 BED ROOM					x	0.00 Units		=	0.00 sqm		
	40 sqm @ 1 BED ROOM					x	16.00 Units		=	640.00 sqm		
	55 sqm @ 1 BED ROOM					x	8.00 Units		=	440.00 sqm		
TOTAL COS REQUIRED (sqm)									=	1,080.00 sqm		
COMMON OPEN SPACE PROVIDED	ON BALCONIES PROVIDED					346.72 sqm			=	32.10 %		
	MAX 30% ON COMPLYING BAL/COURTYARD					324.00 sqm			=	30.00 %		
	ON ROOF TERRACE					287.94 sqm			=	26.66 %		
	MAX 30% ON COMPLYING ROOF TERRACE					324.00 sqm			=	30.00 %		
	ON GROUND LEVEL COURT YARD					380.55 sqm			=	35.24 %		
	MIN 40% ON COMPLYING GROUND LEVEL					432.00 sqm			=	40.00 %		
LOBBY/FOYER AREA (sqm)	GROUND FLOOR						LEVEL 1-3					
	30.20 sqm						90.60 sqm					
RESIDENTIAL PARKING REQUIRED	1 space per dwelling plus 0.5 spaces per 3 or more bedroom dwelling								=	28.00 CP		
RESIDENTIAL CAR SPACES PROVIDED									=	34.00 CP		
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments								=	4.80 CP		
VISITOR CAR SPACES PROVIDED									=	13.00 CP		
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL								=	2.40 CP		
DISABLE PARKING SPACE PROVIDED									=	4.00 CP		
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings								=	8.00 BP		
BICYCLE PARKING SPACE PROVIDED									=	8.00 BP		
TOTAL CAR SPACES REQUIRED									=	32.80 CP		
TOTAL CAR SPACES PROVIDED									=	47.00 CP		
SITE AREA									=	1,706.43 sqm		
DEEP SOIL REQUIRED	25.00% OF SITE PLAN								=	426.61 sqm		
DEEP SOIL PROVIDED	35.75% OF SITE PLAN								=	439.71 sqm		

AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	

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GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - CALCULATION DATA TABLE

DATE  
08/07/16

SCALE @ A1

DRAWN

PROJECT NUMBER  
042/15-16

DRAWING No.  
3-1 /4-3

ISSUE  
A

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudrawa (RAIA 6865)







**1** BLOCK C - GROUND FLOOR PLAN  
1:150 @ A1



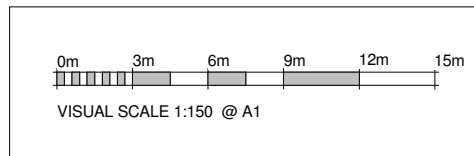
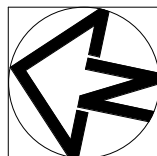
**2** BLOCK C - LEVEL 1 FLOOR PLAN  
1:150 @ A1

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - GROUND FLOOR & TYPICAL FLOOR PLAN

DATE  
08/07/16

SCALE @ A1  
3-2 1/3

DRAWN  
LM

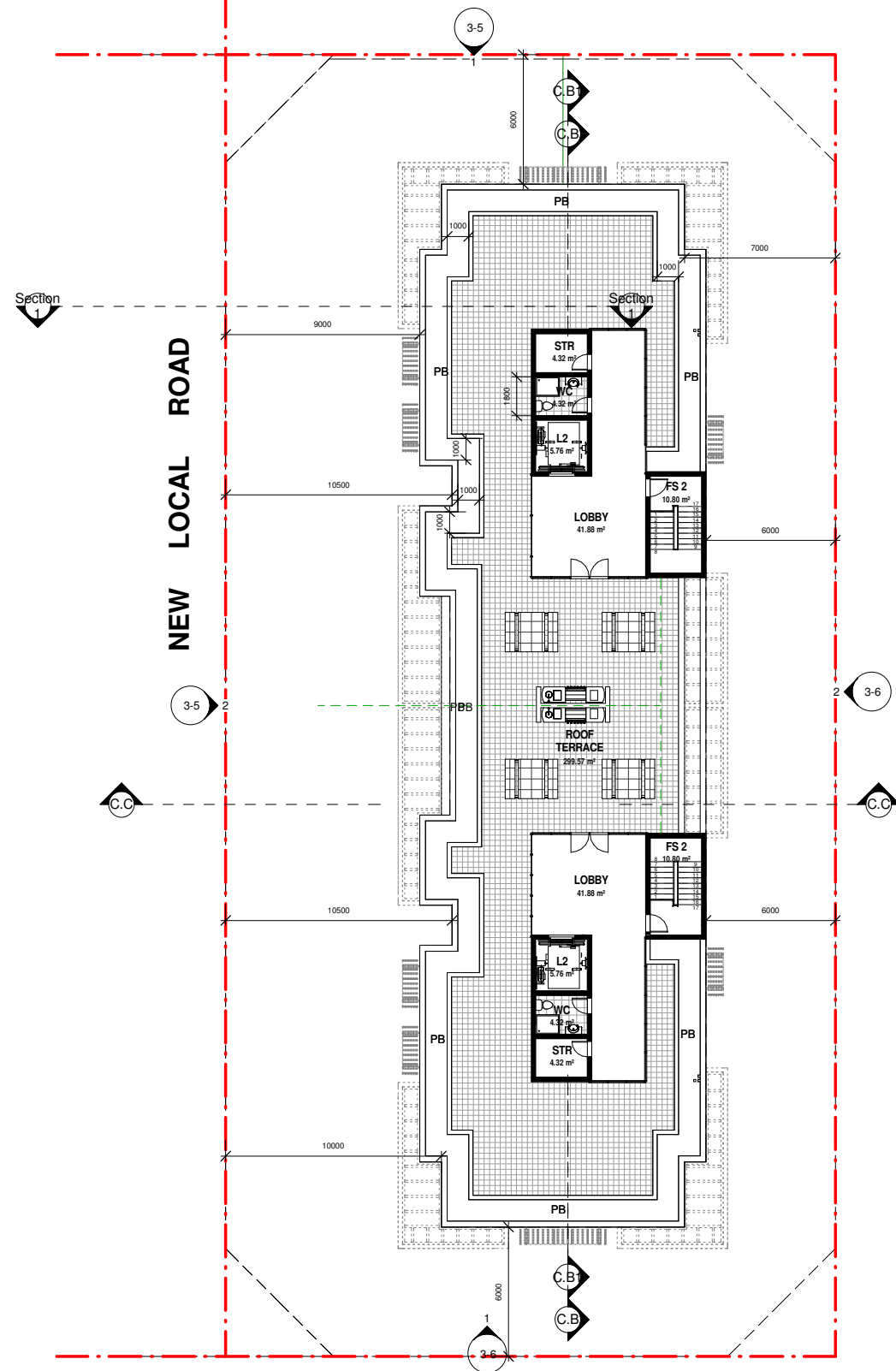
ISSUE  
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PROJECT NUMBER  
042/15-16

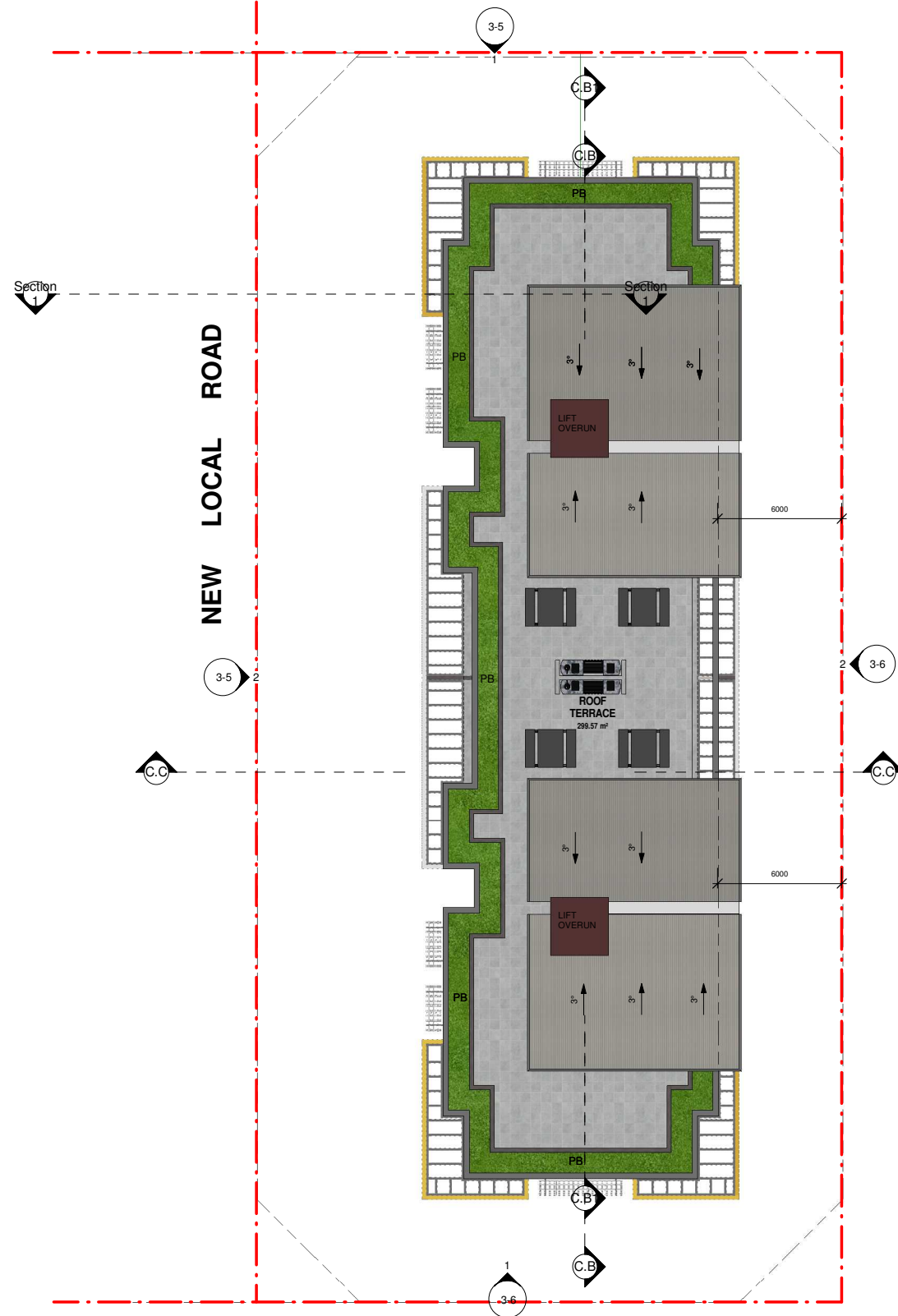
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W www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Symon Ochudzwara (RAIA 6865)





**2** BLOCK C - ROOF TERRACE FLOOR PLAN  
1:150 @ A1



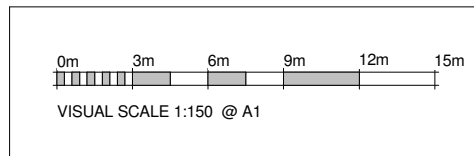
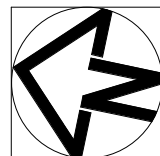
**1** BLOCK C - ROOF PLAN  
1:150 @ A1

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ISSUE	DESCRIPTION	APPROVED	SIGNED
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GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - ROOF TERRACE & ROOF PLAN

DATE  
08/07/16

SCALE @ A1  
3-3 /4-3

DRAWN  
LM

ISSUE  
A

PROJECT NUMBER  
042/15-16

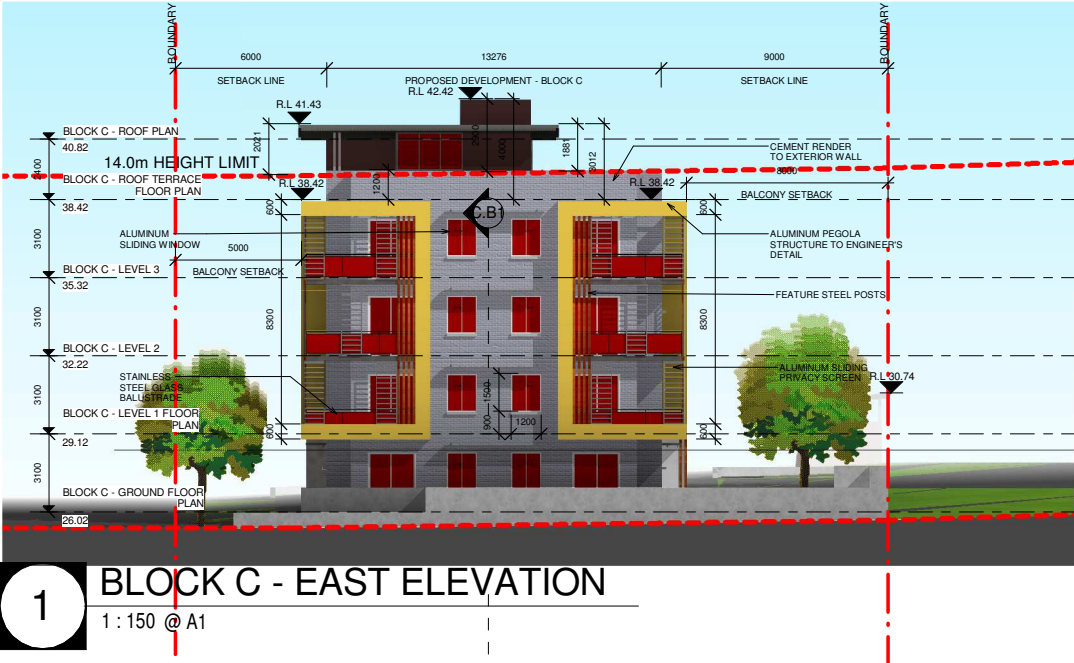
PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

JS Architects Pty Ltd  
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BELLA VISTA - NSW 2153 Australia  
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E : info@jsarchitects.com.au  
W : www.jsarchitects.com.au  
ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)

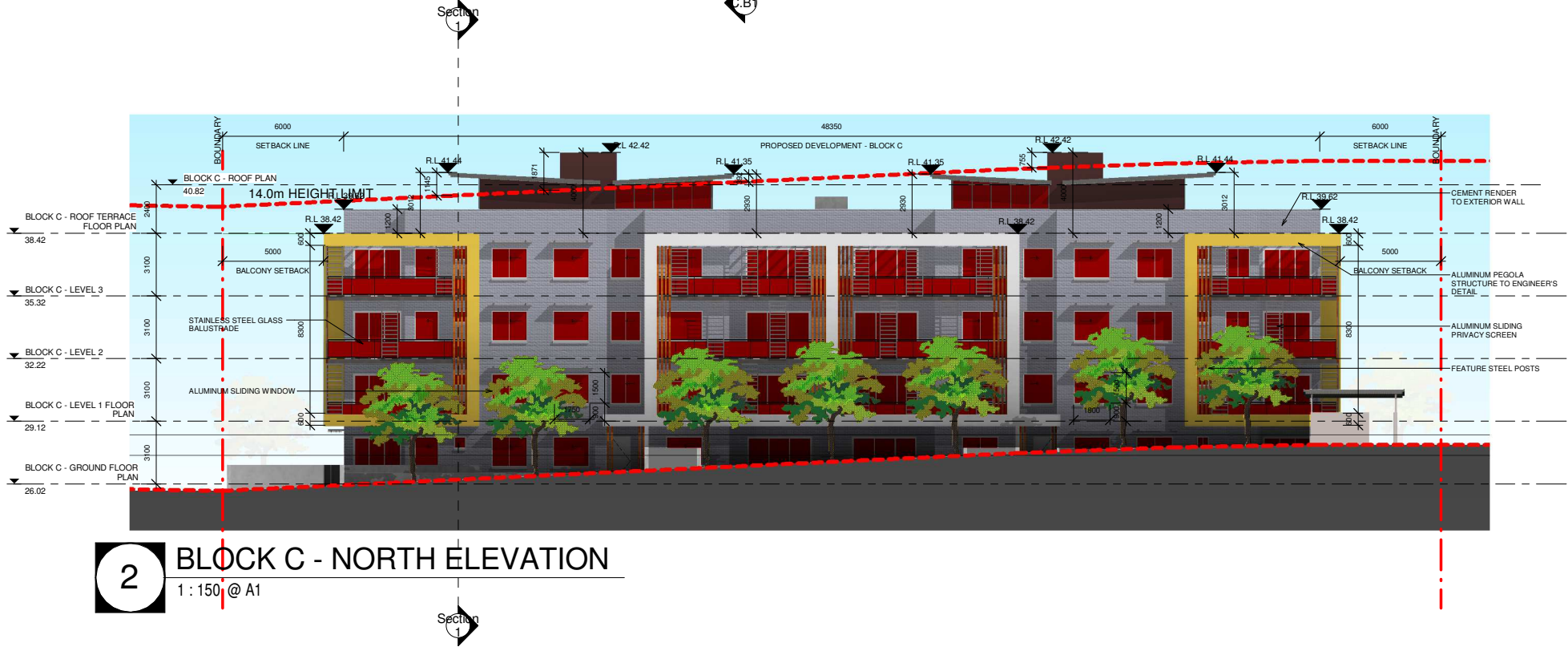








1 BLOCK C - EAST ELEVATION  
1:150 @ A1



2 BLOCK C - NORTH ELEVATION  
1:150 @ A1

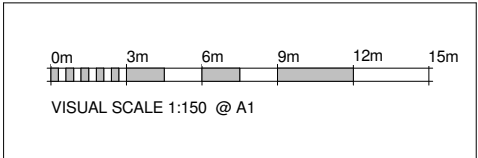
AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO

DATE

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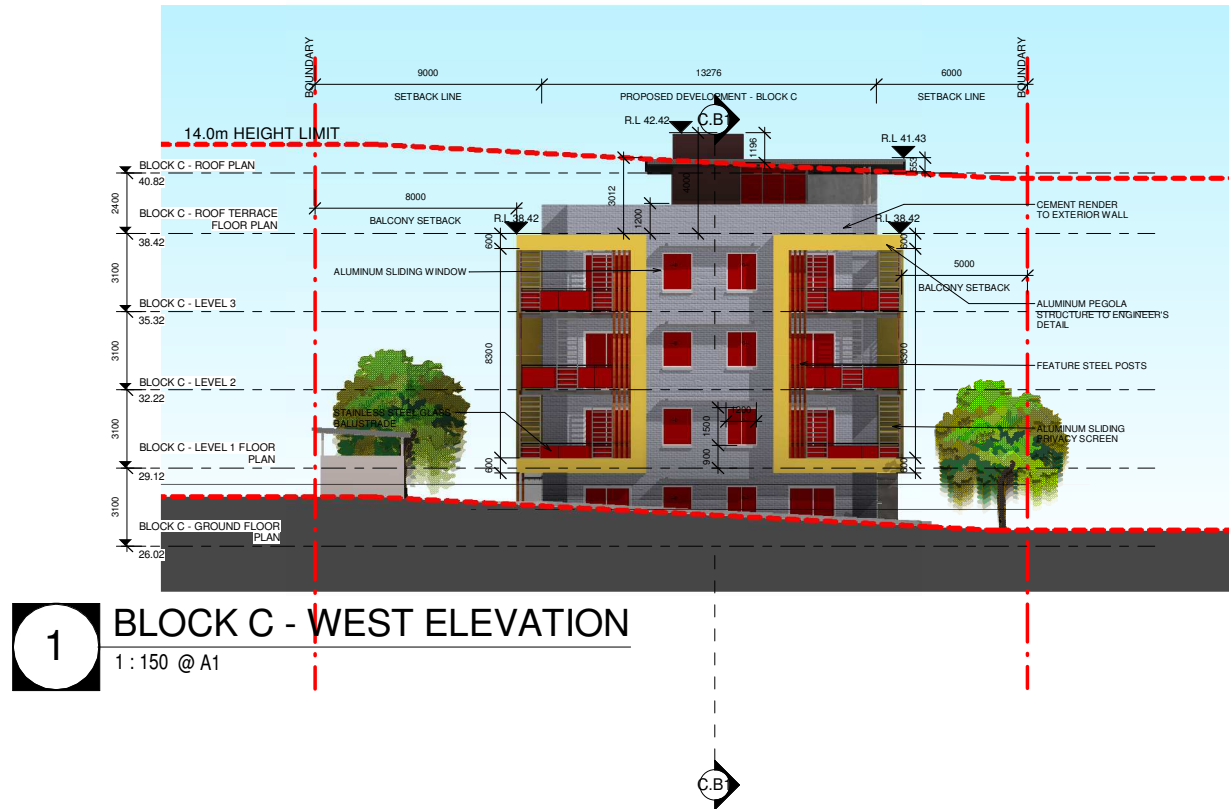
CLIENT		
GRAHAM DEVELOPERS		
DRAWING TITLE		
BLOCK C - EAST & NORTH ELEVATIONS		
DATE	SCALE @ A1	DRAWN
08/07/16		LM
PROJECT NUMBER	DRAWING No.	ISSUE
042/15-16	3-5 /4-3	A

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudrawa (RAIA 6865)







1 BLOCK C - WEST ELEVATION  
1:150 @ A1



2 BLOCK C - SOUTH ELEVATION  
1:150 @ A1

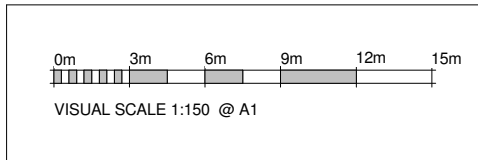
AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO

DATE

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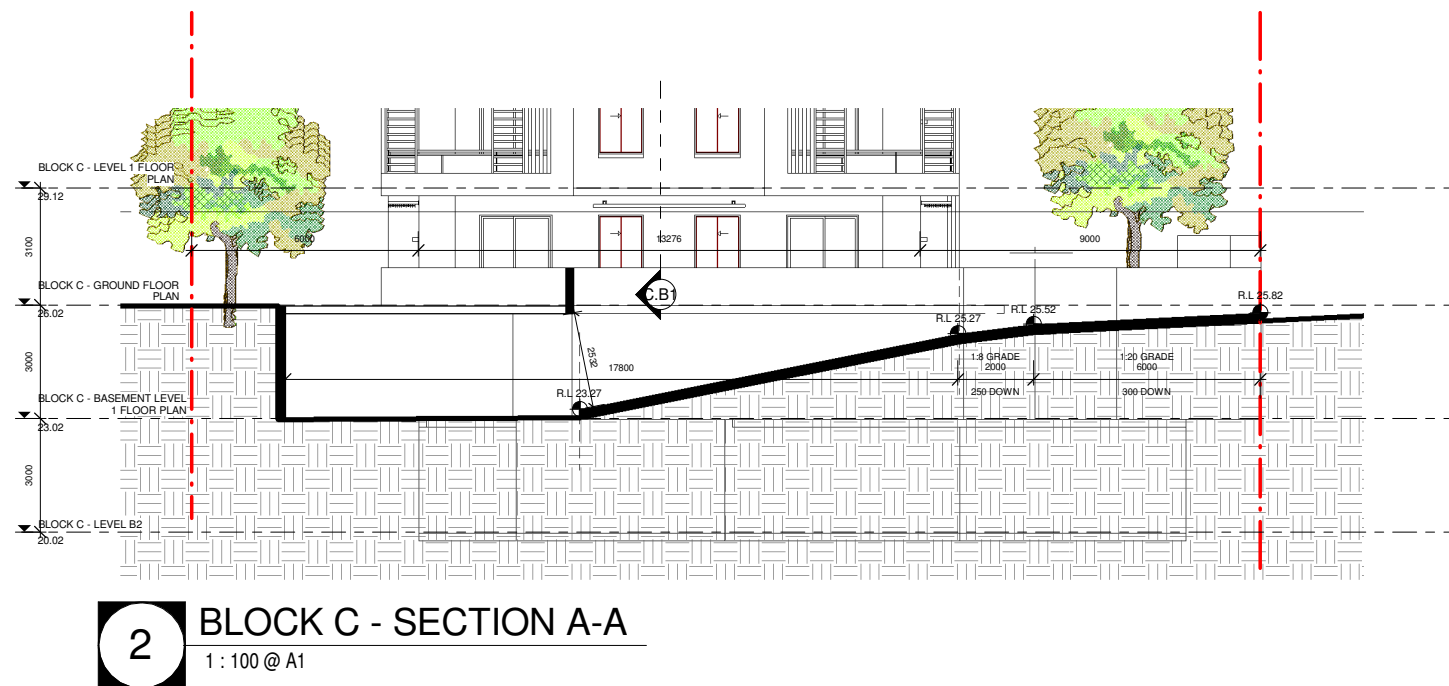
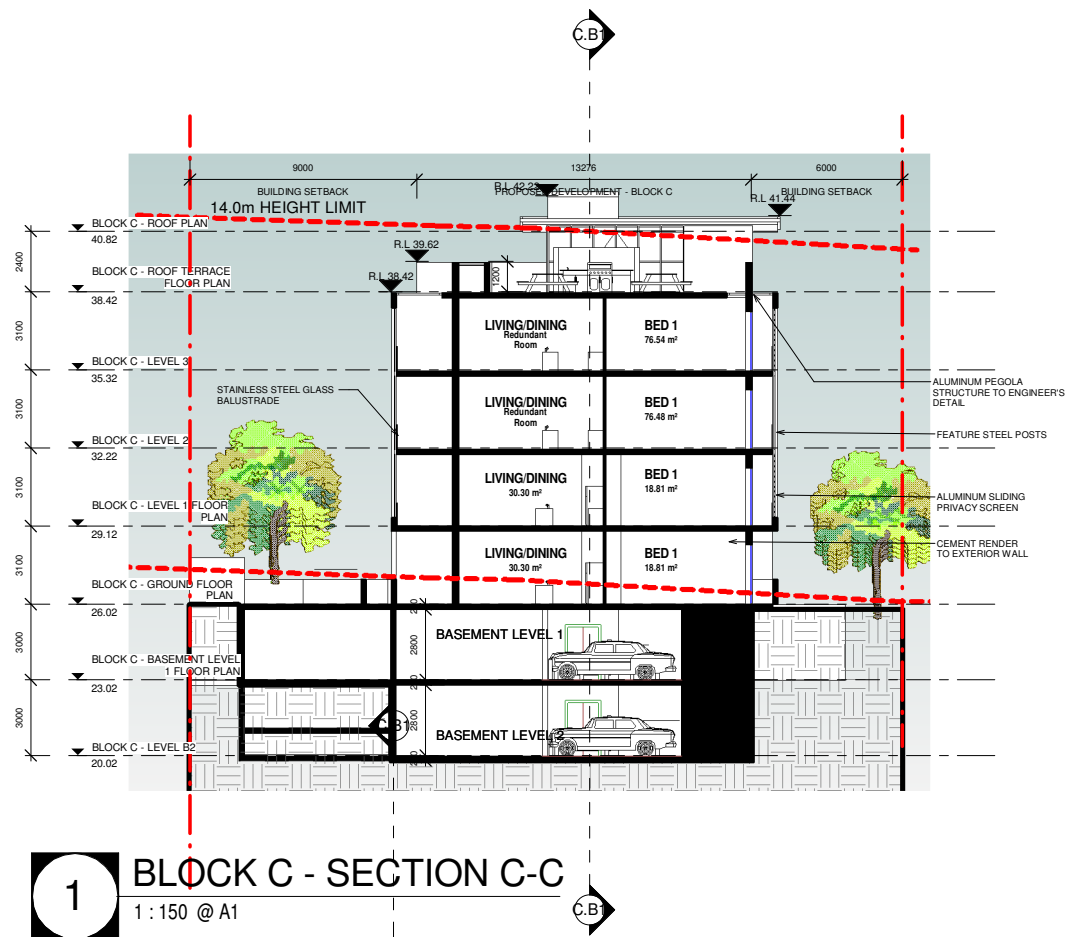


CLIENT GRAHAM DEVELOPERS		
DRAWING TITLE BLOCK C - WEST & SOUTH ELEVATIONS		
DATE 08/07/16	SCALE @ A1 LM	DRAWN LM
PROJECT NUMBER 042/15-16	DRAWING No. 3-6 /4-3	ISSUE A

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
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ABN 70 119 946 575  
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AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	ISSUED FOR CLIENT	SO	SO

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0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ A1

CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - SECTION A-A & C-C

DATE  
08/07/16

SCALE @ A1  
3-7 /4-3

DRAWN  
LM

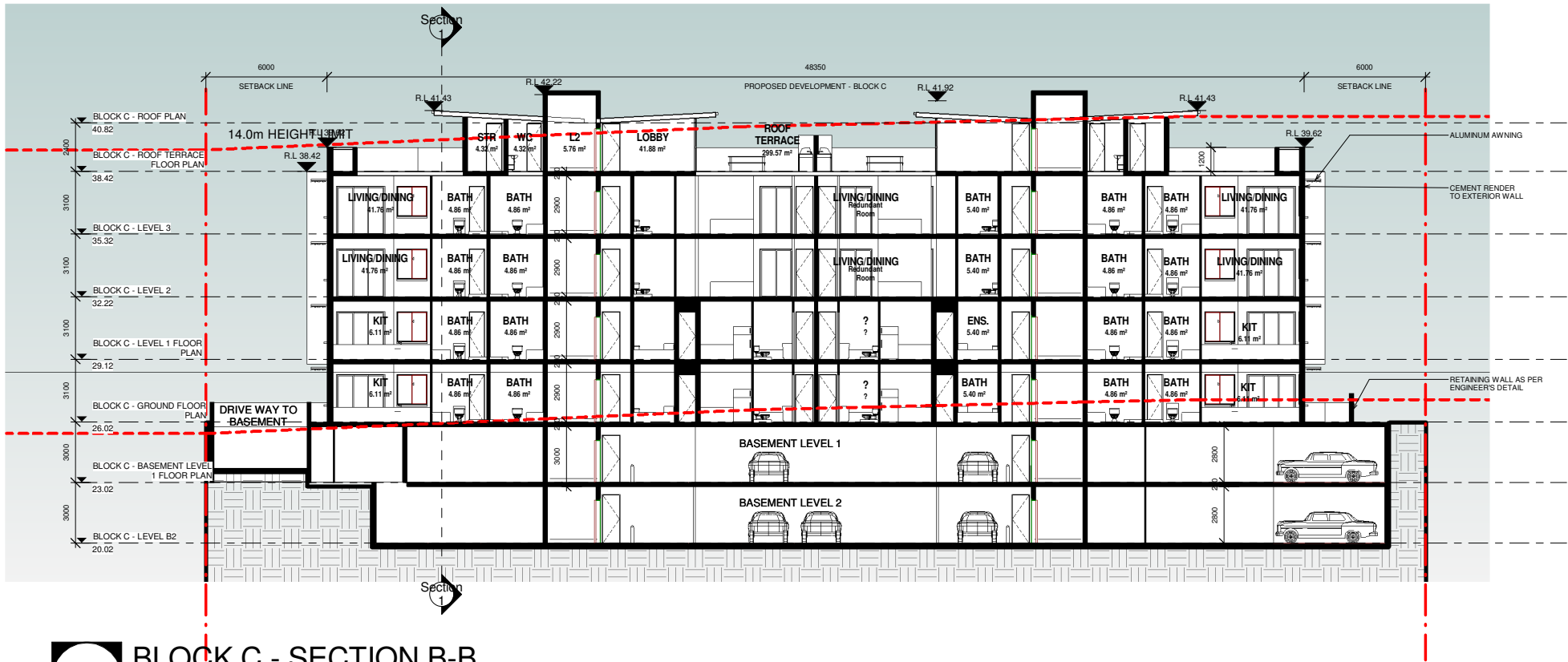
ISSUE  
A

PROJECT  
NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudrawa (RAIA 6865)







**1** BLOCK C - SECTION B-B  
1:150 @ A1

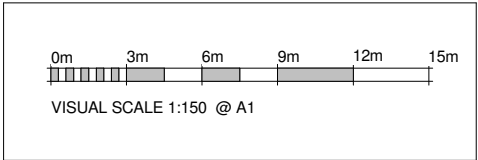
AMENDMENTS				
ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	ISSUED FOR CLIENT	SO	SO	

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DRAWING TITLE  
BLOCK C - SECTION B-B

DATE  
08/07/16

SCALE @ A1  
3-8 /4-3

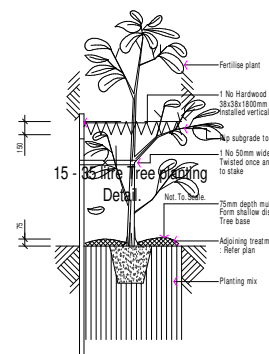
DRAWN  
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NO 217 GRANGE RD  
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudrawa (RAIA 6865)





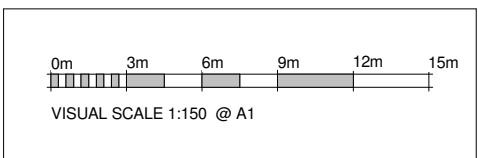
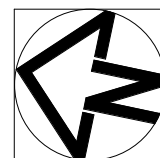
# 1 BLOCK C - GF LANDSCAPING PLAN

[illegible]

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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - LANDSCAPING PLAN

DATE 08/07/16	SCALE @ A1	DRAWN LM
PROJECT NUMBER <b>042/15-16</b>	DRAWING No. 3-9 /4-3	ISSUE <b>A</b>

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
FLAT BUILDING

**JS Architects Pty Ltd**  
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ABN 70 119 946 575  
Nominated Architect: Symon Ochudzawa (BAIA 6865)







1 3D OVERVIEW BLOCK C  
@ A1

LEGEND

MATERIAL SCHEDULE

- A

- AFS CONCRETE PAINTED PANEL (DULUX - SOFTSUN)
- B

- FROSTED SAFETY GLAZING BALUSTRADE
- C

- AFS CONCRETE PAINTED PANEL (DULUX - PA RED)
- D

- AFS CONCRETE PAINTED PANEL (WHITE)
- E

- ALUM GREY PANEL PRIVACY SLIDING SCREENS (WHITE)
- F

- ALUM GREY PANEL LOUVERS
- G

- FACE BRICK PAINTED (DULUX -CANYON CLOUD)
- H

- LAMINATE TIMBER FEATURE VERTICAL PANELS (WHITE)
- I

- ALUM PERGOLA - PAINTED GREY

AMENDMENTS				APPROVED	SIGNED	DATE
ISSUE	DESCRIPTION	SO	SO			
A	ISSUED FOR CLIENT					

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DRAWING TITLE

BLOCK C - MATERIALS & FINISHES SCHEDULE

DATE

08/07/16

PROJECT NUMBER

042/15-16

SCALE @ A1

3-14 /4-3

DRAWN

ISSUE

A

PROJECT

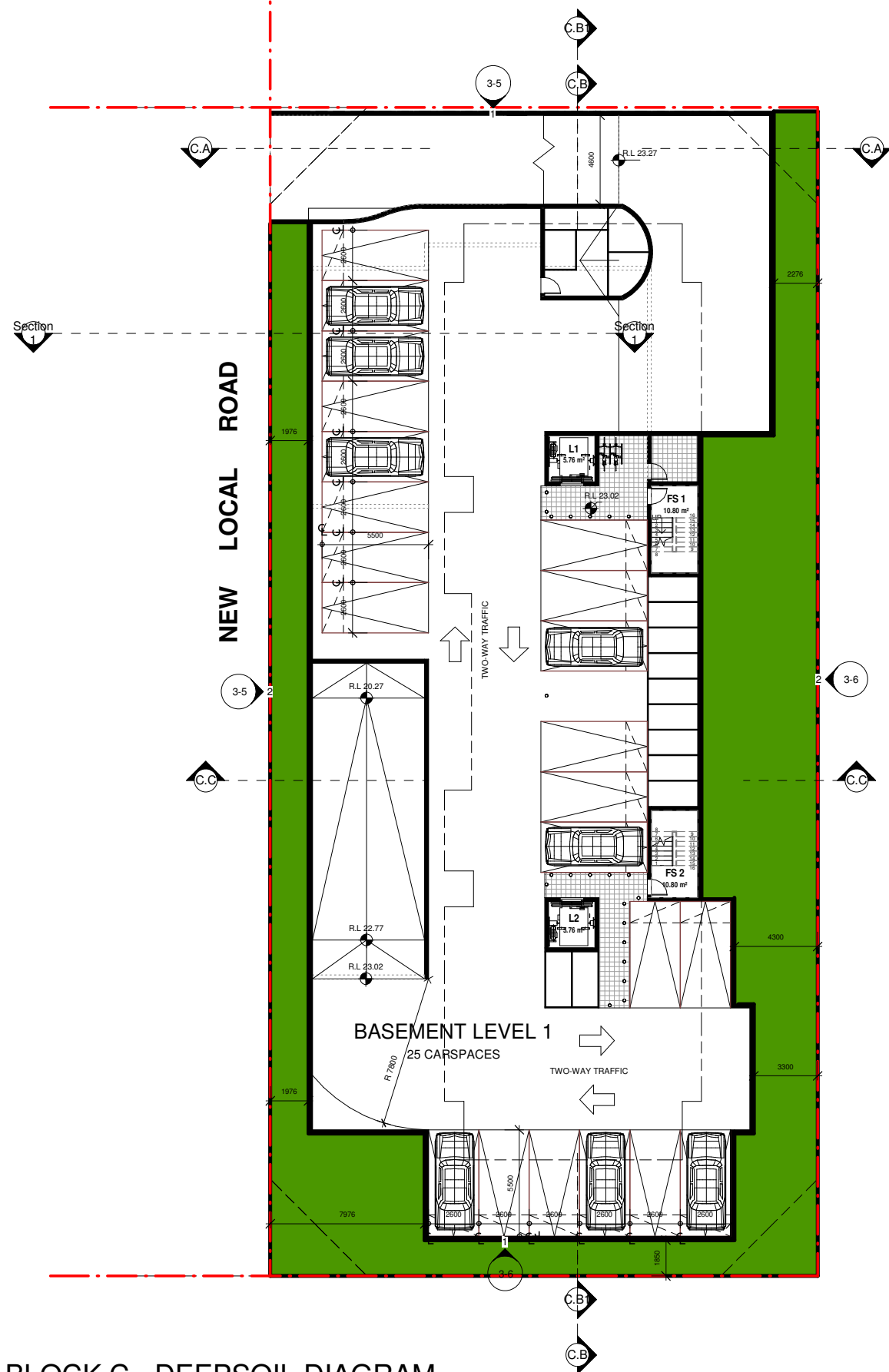
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ABN 70 119 946 575  
Nominated Architect: Saymon Ochudzawa (RAIA 6865)

JS

ARCHITECTS



SITE AREA: 1706.43 sqm  
MINIMUM REQUIRED DEEPSOIL: 426.60 sqm (25%)  
PROPOSED DEEPSOIL AREA: 439.71 sqm (27.06%)

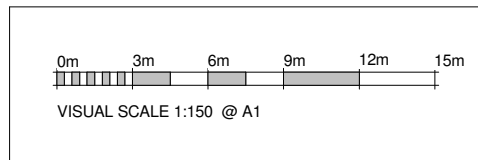
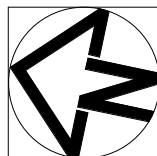
# 1 BLOCK C - DEEPSOIL DIAGRAM

1 : 150 @ A1

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A	ISSUED FOR CLIENT		SO	SO	

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DRAWING TITLE  
BLOCK C - DEEPSOIL DIAGRAM

DATE  
08/07/16

SCALE @ A1  
3-10 / 4-3

DRAWN  
LM

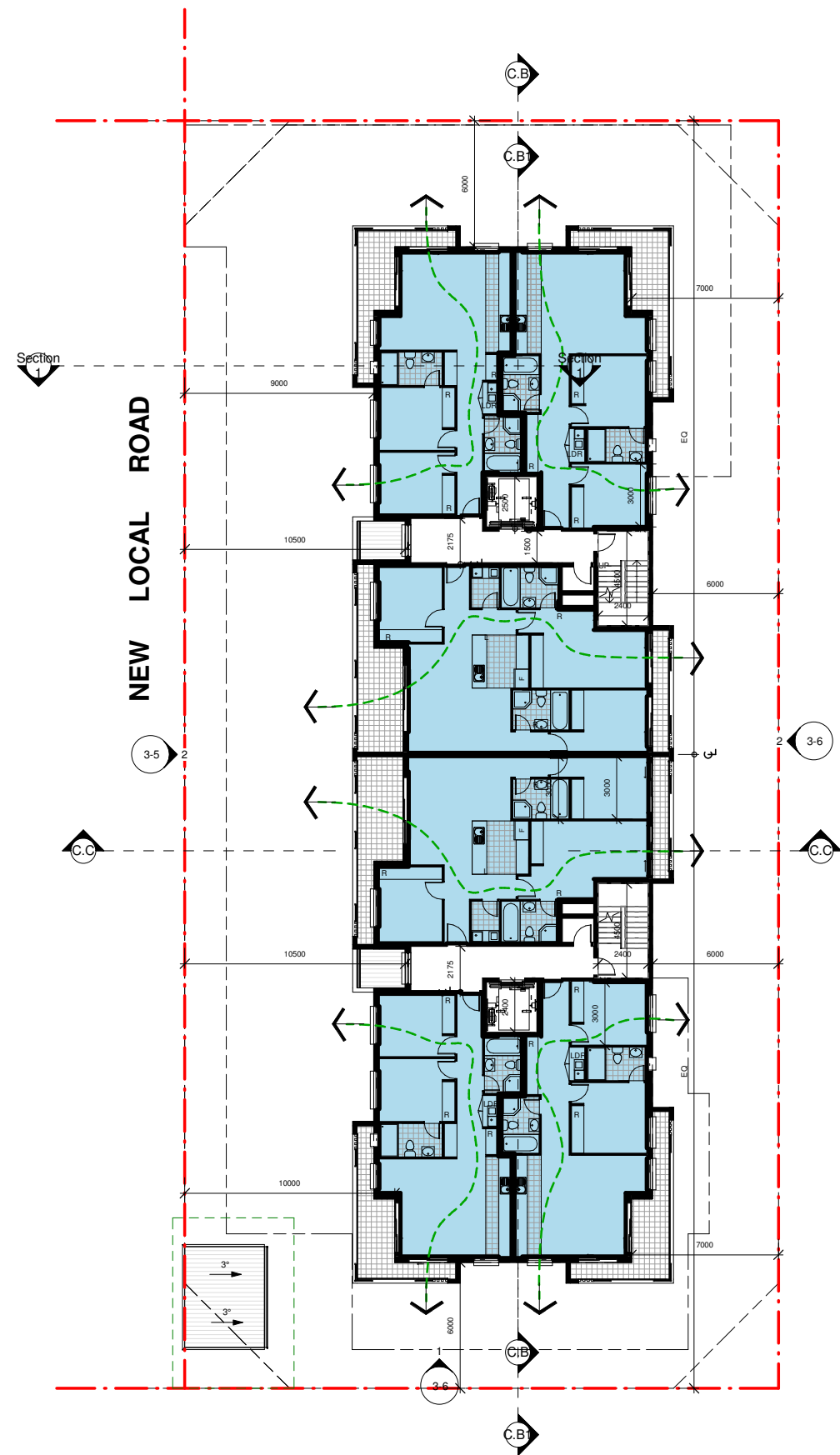
ISSUE  
A

PROJECT  
NO 217 GRANGE RD  
MARSDEN PARK -  
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Nominated Architect: Saymon Ochudzawa (RAIA 6865)







BLOCK C - CROSS VENTILATION					
FLOORS	GROUND FLOOR	1 ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
1 BED	0	0	0	0	2
2 BED	4	4	4	4	16
3 BED	2	2	2	2	8
TOTAL PER FLOOR	6	6	6	6	24
24 UNITS = 100.00%					
MINIMUM REQUIRED UNDER SEPP 65 = 70.00%					
NOTES: UNITS MARKED IN RED ACHIEVE MIN OF 2-3 HOURS SOLAR ACCESS ON THE 21 ST JUNE					

**1** BLOCK C - CROSS VENTILATION DIAGRAM  
1 : 150 @ A1

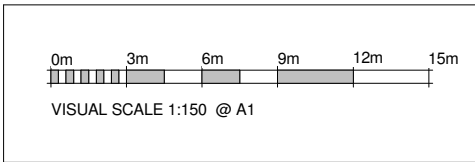
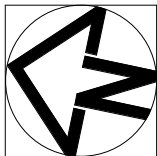
AMENDMENTS		APPROVED		SIGNED	DATE
ISSUE	DESCRIPTION	SO	SO		
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CLIENT  
GRAHAM DEVELOPERS

DRAWING TITLE  
BLOCK C - CROSS VENTILATION  
DIAGRAM

DATE  
08/07/16

SCALE @ A1

DRAWN  
LM

PROJECT NUMBER  
042/15-16

DRAWING No.  
3-11 /4-3

ISSUE  
A

PROJECT  
NO 217 GRANGE RD  
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BLOCK C - SOLAR ACCESS					
FLOORS	GROUND FLOOR	1 ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS
1 BED	0	0	0	0	0
2 BED	3	3	3	3	12
3 BED	2	2	2	2	8
TOTAL PER FLOOR	5	5	5	5	20
20 UNITS = 83.33%					
MINIMUM REQUIRED = 70.00%					
NOTES: UNITS MARKED IN RED ACHIEVE MIN OF 2.3 HOURS SOLAR ACCESS ON THE 21 ST JUNE					

**1** BLOCK C - SOLAR ACCESS DIAGRAM  
1 : 150 @ A1

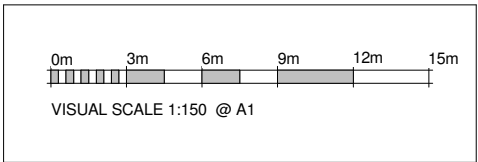
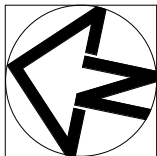
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ISSUE	DESCRIPTION	SO	SO		
A	ISSUED FOR CLIENT				

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DRAWING TITLE  
BLOCK C - SOLAR ACCESS DIAGRAM

DATE  
08/07/16

SCALE @ A1  
3-12 / 4-3

DRAWN  
LM

ISSUE  
A

PROJECT NUMBER  
042/15-16

PROJECT  
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