

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

249, 259 & 271 RAILWAY TCE, SCHOFIELDS

Attachment 5

Sydney Central City Planning Panel Report: SPP-17-00026



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06	PERSPECTIVE LOT 1
07	BASIX - LOT 1
08	SITE PLAN - LOT 1
09	LOT 1 BASEMENT PLAN BFL2
10	LOT 1 BASEMENT PLAN BFL1
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12	LOT 1 TYPICAL FLOOR PLAN
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Sheet Number	Sheet Name
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42	PERSPECTIVE - LOT 4
43	BASIX - LOT 4
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Sheet Number	Sheet Name
55	SITE PLAN - LOT 5
56	LOT 5 BASEMENT PLANS
57	LOT 5 GROUND FLOOR
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63	SITE VISUALISATION - LOT 6
64	PERSPECTIVE - LOT 6
65	BASIX - LOT 6
66	SITE PLAN - LOT 6
67	LOT 6 BASMENT PLAN BFL2
68	LOT 6 BASEMENT PLAN BFL1
69	LOT 6 GROUND FLOOR
70	LOT 6 TYPICAL FLOOR PLAN
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Sheet Number	Sheet Name
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76	DRIVEWAY SECTIONS
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81	SHADOW DIAGRAM AT 21ST OF JUNE
82	SHADOW DIAGRAM AT 21ST OF JUNE
83	SHADOW DIAGRAM AT 21ST OF JUNE
84	CROSS VENTILATION DIAGRAM GF
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Sheet Number	Sheet Name
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97	LOT 1 LANDSCAPING PLAN - GF
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105	CUT FILL PLAN - LOT 1
106	CUT FILL PLAN - LOT 2
107	CUT FILL PLAN - LOT 3
108	CUT FILL PLAN - LOT 4
109	CUT FILL PLAN - LOT 5
110	CUT FILL PLAN - LOT 6

AMENDMENTS			
ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
A DA ISSUE	SO	SO	03/07/17

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR

PROJECT ARCHITECT

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PROVINCIAL INVESTMENTS (NSW) P/L

DRAWING TITLE
COVER PAGE

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
108/16-17

SCALE @ A1
00 /110

DRAWN
A

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LOT 1

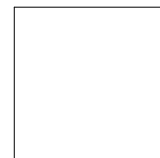
BLOCK A-D																				TOTALS							
UNIT 1-UNIT 10 (GROUND FLOOR LEVEL)										UNIT 1-UNIT 10 (LEVEL 1-4)										ALL FLOORS (BLOCK A-D)							
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	TOTAL AMOUNT OF BLOCKS		4				
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	TOTAL AREA		14,692.74	sqm			
AREA PER UNIT (sqm)	73.63	76.80	70.37	35.43	101.31	101.31	35.43	70.37	76.80	73.63	73.63	76.80	70.37	50.00	98.97	98.97	50.00	70.37	76.80	73.63	TOTAL BALCONY AREA		2,639.98	sqm			
BALCONY AREA PER UNIT (sqm)	12.32	10.16	13.39	6.00	16.35	16.35	6.00	13.39	10.16	12.32	13.16	14.40	16.04	8.00	16.35	16.35	8.00	16.04	14.40	13.16	TOTAL ROOF TERRACE		2,047.34	sqm			
ROOF TERRACE AREA (Level 5)	511.84																				TOTAL LOBBY AREA		1,238.88	sqm			
LOBBY/FOYER AREA (sqm)	84.24										225.48										TOTAL STUDIO UNITS		8	Units			
BEDROOMS	2	2	2	Studio	3	3	Studio	2	2	2	2	2	2	1	3	3	1	2	2	2	TOTAL 1 BED UNITS		32	Units			
UNIT STUDIO	2										0										TOTAL 2 BED UNITS		120	Units			
UNIT 1 BEDROOMS	0										8										TOTAL 3 BED UNITS		40	Units			
UNIT 2 BEDROOMS	6										24										TOTAL UNITS		10	Units			
UNIT 3 BEDROOMS	2										8										TOTAL UNITS		40	Units			
TOTAL UNITS	10										40										TOTAL UNITS		200	Units			
STORAGE REQUIREMENTS	8	STUDIO x	4 m ³	32.00	m ³	PROPOSED STORAGE PROVIDED	32.00	m ³	ADAPTABLE UNIT REQUIREMENTS							TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	2,130.62	sqm					
	32	1 BED x	6 m ³	192.00	m ³		192.00	m ³	ALLOCATE 20% OF TOTAL UNIT								=	20	%	BACLONIES	=	30.98%	=	2,639.98	sqm		
	120	2 BED x	8 m ³	960.00	m ³		960.00	m ³	TOTAL UNITS								=	200	UNITS	ROOF	=	24.02%	=	2,047.34	sqm		
	40	3 BED x	10 m ³	400.00	m ³		400.00	m ³	ADAPTABLE UNITS								=	40	UNITS	GROUND	=	5.46%	=	465.19	sqm		
TOTAL STORAGE SPACE REQUIRED (m ³)	1,584.00 m ³				1,584.00 m ³				PROVIDED							=	40	UNITS	TOTAL	=	60.46%	=	5,152.51	sqm			
CAR PARKING CALCULATIONS	STUDIO				1 BED				2 BED				3 BED				TOTAL STORAGE SPACE PROVIDED		1,584.00	m ³							
	1 space/dwelling = 8 spaces				1 space/dwelling = 32 spaces				1 space/dwelling = 120 spaces				1.5 space/dwelling = 60 spaces				TOTAL STORAGE SPACE PROVIDED		1,584.00	m ³							
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling										=										220.00	CP	WASTE COLLECTION				
RESIDENTIAL CAR SPACES PROVIDED	=										=										220.00	CP	GENERAL WASTE		240	L/Week/Unit	
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking										=										40.00	CP	RECYCLING WASTE		80	L/Week/Unit	
VISITOR CAR SPACES PROVIDED	=										=										40.00	CP	GENERAL WASTE REQUIREMENTS				
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL										=										22.00	CP	REQUIRED (L)		48,000	BINS (1,100L)	43.64
DISABLE PARKING SPACE PROVIDED	=										=										22.00	CP	PROVIDED		44	Bins	
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings										=										66.67	BP	RECYCLING WASTE REQUIREMENTS				
BICYCLE PARKING SPACE PROVIDED	=										=										80.00	BP	REQUIRED (L)		16,000	BINS (240L)	66.67
TOTAL CAR SPACES REQUIRED	=										=										260.00	CP	PROVIDED		67	Bins	
TOTAL CAR SPACES PROVIDED	=										=										260.00	CP	RECYCLING WASTE REQUIREMENTS				
SITE AREA	=										=										8,522.48	sqm	RECYCLING WASTE REQUIREMENTS				
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m										7.00%	=	596.57	sqm	TOTAL DEEP SOIL REQUIRED							15.00%	=	1,278.37	sqm		
DEEP SOIL PROVIDED	=										16.69%	=	1,422.18	sqm	TOTAL DEEP SOIL PROVIDED							26.10%	=	2,224.41	sqm		
LANDSCAPE AREA REQUIRED	=										=										30.00%	=	2,556.74	sqm	RECYCLING WASTE REQUIREMENTS		
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 3,311.25 sqm				ROOF FLOOR = 0.00 sqm				=				=				38.85%	=	3,311.25	sqm	RECYCLING WASTE REQUIREMENTS						

AMENDMENTS	ISSUE	DESCRIPTION	APPROVED	SIGNED	DATE
A	DA	ISSUE	SO	SO	03/07/17

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DRAWING TITLE
LOT 1 CALCULATION DATA TABLE

DATE
108/16-17

SCALE @ A1
01A /110

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PROJECT
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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)



LOT 2

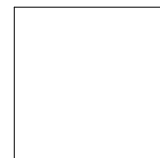
BLOCK A-D																				TOTALS				
UNIT 1-UNIT 10 (GROUND FLOOR LEVEL)										UNIT 1-UNIT 10 (LEVEL 1-4)										ALL FLOORS (BLOCK A-D)				
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	TOTAL AMOUNT OF BLOCKS	4		
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	TOTAL AREA	14,692.74 sqm		
AREA PER UNIT (sqm)	73.63	76.80	70.37	35.43	101.31	101.31	35.43	70.37	76.80	73.63	73.63	76.80	70.37	50.00	98.97	98.97	50.00	70.37	76.80	73.63	TOTAL BALCONY AREA	2,639.98 sqm		
BALCONY AREA PER UNIT (sqm)	12.32	10.16	13.39	6.00	16.35	16.35	6.00	13.39	10.16	12.32	13.16	14.40	16.04	8.00	16.35	16.35	8.00	16.04	14.40	13.16	TOTAL ROOF TERRACE	2,047.34 sqm		
ROOF TERRACE AREA (Level 5)	511.84																				TOTAL LOBBY AREA	1,238.88 sqm		
LOBBY/FOYER AREA (sqm)	84.24										225.48													
BEDROOMS	2	2	2	Studio	3	3	Studio	2	2	2	2	2	2	1	3	3	1	2	2	2				
UNIT STUDIO	2										0										TOTAL STUDIO UNITS	8 Units		
UNIT 1 BEDROOMS	0										8										TOTAL 1 BED UNITS	32 Units		
UNIT 2 BEDROOMS	6										24										TOTAL 2 BED UNITS	120 Units		
UNIT 3 BEDROOMS	2										8										TOTAL 3 BED UNITS	40 Units		
TOTAL UNITS	10										40										TOTAL UNITS	200 Units		
STORAGE REQUIREMENTS	8	STUDIO x	4 m ³	32.00	m ³	PROPOSED STORAGE PROVIDED	32.00	m ³	ADAPTABLE UNIT REQUIREMENTS						TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	2,301.48	sqm			
	32	1 BED x	6 m ³	192.00	m ³		192.00	m ³	ALLOCATE 20% OF TOTAL UNIT							=	20	%	BACLONIES	=	28.68%	=	2,639.98	sqm
	120	2 BED x	8 m ³	960.00	m ³		960.00	m ³	TOTAL UNITS							=	200	UNITS	ROOF	=	22.24%	=	2,047.34	sqm
	40	3 BED x	10 m ³	400.00	m ³		400.00	m ³	ADAPTABLE UNITS							=	40	UNITS	GROUND	=	5.95%	=	547.30	sqm
TOTAL STORAGE SPACE REQUIRED (m ³)					1,584.00	m ³	1,584.00	m ³	PROVIDED						=	40	UNITS	TOTAL	=	56.86%	=	5,234.62	sqm	
CAR PARKING CALCULATIONS	STUDIO				1 BED				2 BED				3 BED											
	1 space/dwelling = 8 spaces				1 space/dwelling = 32 spaces				1 space/dwelling = 120 spaces				1.5 space/dwelling = 60 spaces											
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling																=	220.00	CP	WASTE COLLECTION				
RESIDENTIAL CAR SPACES PROVIDED																	=	220.00	CP	GENERAL WASTE	240	L/Week/Unit		
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking																=	40.00	CP	RECYCLING WASTE	80	L/Week/Unit		
VISITOR CAR SPACES PROVIDED																	=	40.00	CP					
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																=	22.00	CP	GERNERAL WASTE REQUIREMENTS				
DISABLE PARKING SPACE PROVIDED																	=	22.00	CP	REQUIRED (L)	48,000	BINS (1,100L)	43.64	
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																=	66.67	BP	PROVIDED	44	Bins		
BICYCLE PARKING SPACE PROVIDED																	=	68.00	BP					
TOTAL CAR SPACES REQUIRED																	=	260.00	CP	RECYCLING WASTE REQUIREMENTS				
TOTAL CAR SPACES PROVIDED																	=	260.00	CP	REQUIRED (L)	16,000	BINS (240L)	66.67	
SITE AREA																	=	9,205.93	sqm	PROVIDED	67	Bins		
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m										7.00%	=	644.42	sqm	TOTAL DEEP SOIL REQUIRED				15.00%	=	1,380.89	sqm		
DEEP SOIL PROVIDED											17.25%	=	1,588.10	sqm	TOTAL DEEP SOIL PROVIDED				25.17%	=	2,317.33	sqm		
LANDSCAPE AREA REQUIRED																	30.00%	=	2,761.78	sqm				
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 3,759.85 sqm					ROOF FLOOR = 0.00 sqm										40.84%	=	3,759.85	sqm					

AMENDMENTS		APPROVED	SIGNED	DATE
ISSUE	DESCRIPTION	SO	SO	
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PROVINCIAL INVESTMENTS (NSW) P/L

DRAWING TITLE
LOT 2 CALCULATION DATA TABLE

DATE
108/16-17

SCALE @ A1
01B /110

DRAWN
A

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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



LOT 3

BLOCK A																								TOTALS												
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 12 (LEVEL 1-4)												ALL FLOORS (BLOCK A)												
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS	1										
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4												
AREA PER UNIT (sqm)	70.39	35.49	70.36	78.05	75.20	54.17	54.17	75.20	78.05	70.36	35.49	70.39	70.39	35.49	70.36	78.03	75.20	70.50	70.50	75.20	78.03	70.36	35.49	70.39	TOTAL AREA	3,967.04 sqm										
BALCONY AREA PER UNIT (sqm)	11.66	11.05	11.06	12.04	32.65	8.59	8.59	32.65	12.04	11.06	11.05	11.66	11.66	11.05	11.06	12.13	32.74	12.32	12.32	32.74	12.13	11.06	11.05	11.66	TOTAL BALCONY AREA	901.64 sqm										
ROOF TERRACE AREA (Level 5)	531.34																							TOTAL ROOF TERRACE	531.34 sqm											
LOBBY/FOYER AREA (sqm)	93.96												260.48												TOTAL LOBBY AREA	354.44 sqm										
BEDROOMS	2	Studio	2	2	2	1	1	2	2	2	Studio	2	2	Studio	2	2	2	2	2	2	2	2	Studio	2												
UNIT STUDIO	2												8												TOTAL STUDIO UNITS	10 Units										
UNIT 1 BEDROOMS	2												0												TOTAL 1 BED UNITS	2 Units										
UNIT 2 BEDROOMS	8												40												TOTAL 2 BED UNITS	48 Units										
UNIT 3 BEDROOMS	0												0												TOTAL 3 BED UNITS	0 Units										
TOTAL UNITS	12												48												TOTAL UNITS	60 Units										
BLOCK B																								TOTALS												
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 12 (LEVEL 1-4)												ALL FLOORS (BLOCK B)												
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS	1										
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4												
AREA PER UNIT (sqm)	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	TOTAL AREA	4,272.39 sqm										
BALCONY AREA PER UNIT (sqm)	9.56	12.43	9.96	11.92	11.92	21.64	21.64	11.92	11.92	9.96	12.43	9.56	12.84	12.48	10.00	11.96	11.96	21.68	21.68	11.96	11.96	10.00	12.48	12.84	TOTAL BALCONY AREA	802.17 sqm										
ROOF TERRACE AREA (Level 5)	586.64																							TOTAL ROOF TERRACE	586.64 sqm											
LOBBY/FOYER AREA (sqm)	48.15												192.60												TOTAL LOBBY AREA	240.76 sqm										
BEDROOMS	1	2	1	2	2	3	3	2	2	1	2	1	1	2	1	2	2	3	3	2	2	1	2	1												
UNIT STUDIO	0												0												TOTAL STUDIO UNITS	0 Units										
UNIT 1 BEDROOMS	4												16												TOTAL 1 BED UNITS	20 Units										
UNIT 2 BEDROOMS	6												24												TOTAL 2 BED UNITS	30 Units										
UNIT 3 BEDROOMS	2												8												TOTAL 3 BED UNITS	10 Units										
TOTAL UNITS	12												48												TOTAL UNITS	60 Units										
BLOCK C																								TOTALS												
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 12 (LEVEL 1-4)												ALL FLOORS (BLOCK C)												
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS	1										
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4												
AREA PER UNIT (sqm)	70.39	40.52	74.31	78.26	75.20	74.98	74.98	75.20	78.26	74.31	40.52	70.39	70.39	40.52	74.31	78.26	75.20	90.34	90.34	75.20	78.26	74.31	40.52	70.39	TOTAL AREA	4,259.42 sqm										
BALCONY AREA PER UNIT (sqm)	19.88	11.02	11.29	12.04	32.65	12.15	12.15	32.65	12.04	11.29	11.02	19.88	19.88	11.02	11.29	12.04	32.65	12.15	12.15	32.65	12.04	11.29	11.02	19.88	TOTAL BALCONY AREA	990.18 sqm										
ROOF TERRACE AREA (Level 5)	587.71																							TOTAL ROOF TERRACE	587.71 sqm											
LOBBY/FOYER AREA (sqm)	94.38												262.14												TOTAL LOBBY AREA	356.52 sqm										
BEDROOMS	2	Studio	2	2	2	2	2	2	2	2	Studio	2	2	Studio	2	2	2	3	3	2	2	2	Studio	2												
UNIT STUDIO	2												8												TOTAL STUDIO UNITS	10 Units										
UNIT 1 BEDROOMS	0												0												TOTAL 1 BED UNITS	0 Units										
UNIT 2 BEDROOMS	10												32												TOTAL 2 BED UNITS	42 Units										
UNIT 3 BEDROOMS	0												8												TOTAL 3 BED UNITS	8 Units										
TOTAL UNITS	12												48												TOTAL UNITS	60 Units										
STORAGE REQUIREMENTS	20	STUDIO x	4 m ³	80.00 m ³	PROPOSED STORAGE PROVIDED	80.00 m ³	ADAPTABLE UNIT REQUIREMENTS	TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	2,334.90 sqm																							
	22	1 BED x	6 m ³	132.00 m ³		210.00 m ³	ALLOCATE 20% OF TOTAL UNIT	=	20%																											
	120	2 BED x	8 m ³	960.00 m ³		470.25 m ³	TOTAL UNITS	=	180 UNITS																											
	18	3 BED x	10 m ³	180.00 m ³		182.25 m ³	ADAPTABLE UNITS	=	36 UNITS																											
TOTAL STORAGE SPACE REQUIRED (m ³)	1,352.00 m ³					942.50 m ³	PROVIDED	=	36 UNITS																											
CAR PARKING CALCULATIONS	STUDIO			1 BED			2 BED			3 BED																										
	1 space/dwelling = 20.00 spaces			1 space/dwelling = 22.00 spaces			1 space/dwelling = 120.00 spaces			1.5 space/dwelling = 27.00 spaces																										
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling																																			
RESIDENTIAL CAR SPACES PROVIDED																																				
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking																																			
VISITOR CAR SPACES PROVIDED																																				
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																																			
DISABLE PARKING SPACE PROVIDED																																				
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																																			
BICYCLE PARKING SPACE PROVIDED																																				
TOTAL CAR SPACES REQUIRED																																				
TOTAL CAR SPACES PROVIDED																																				
SITE AREA																																				
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m												7.00% = 653.77 sqm			TOTAL DEEP SOIL REQUIRED			15.00% = 1,400.94 sqm																	
DEEP SOIL PROVIDED													13.92% = 1,300.14 sqm			TOTAL DEEP SOIL PROVIDED			25.46% = 2,377.97 sqm																	
LANDSCAPE AREA REQUIRED																																				
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 4,069.31 sqm												ROOF FLOOR = 0.00 sqm																							

AMENDMENTS		APPROVED	SIGNED	DATE	THIS DRAWING ISSUE HAS BEEN REVIEWED BY
ISSUE	DESCRIPTION	SO	SO	03/07/17	
A	DA ISSUE				DIRECTOR
					PROJECT ARCHITECT

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CLIENT
PROVINCIAL INVESTMENTS (NSW) P/L

DRAWING TITLE
LOT 3 CALCULATION DATA TABLE

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
108/16-17

SCALE @ A1
01C /110

DRAWN
A

JS Architects Pty Ltd
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ABN 70 119 846 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)



LOT 4

BLOCK A																								TOTALS		
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 12 (LEVEL 1-4)												ALL FLOORS (BLOCK A)		
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS	1
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4		
AREA PER UNIT (sqm)	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	TOTAL AREA	4,272.39 sqm
BALCONY AREA PER UNIT (sqm)	9.56	12.43	9.96	11.92	11.92	21.64	21.64	11.92	11.92	9.96	12.43	9.56	12.84	12.48	10.00	11.96	11.96	21.68	21.68	11.96	11.96	10.00	12.48	12.84	TOTAL BALCONY AREA	802.17 sqm
ROOF TERRACE AREA (Level 5)	586.64																							TOTAL ROOF TERRACE	586.64 sqm	
LOBBY/FOYER AREA (sqm)	48.15												192.60												TOTAL LOBBY AREA	240.76 sqm
BEDROOMS	1	2	1	2	2	3	3	2	2	1	2	1	1	2	1	2	2	3	3	2	2	1	2	1		
UNIT STUDIO	0												0												TOTAL STUDIO UNITS	0 Units
UNIT 1 BEDROOMS	4												16												TOTAL 1 BED UNITS	20 Units
UNIT 2 BEDROOMS	6												24												TOTAL 2 BED UNITS	30 Units
UNIT 3 BEDROOMS	2												8												TOTAL 3 BED UNITS	10 Units
TOTAL UNITS	12												48												TOTAL UNITS	60 Units
BLOCK B																								TOTALS		
UNIT 1-UNIT 10 (GROUND FLOOR LEVEL)										UNIT 1-UNIT 10 (LEVEL 1-4)										ALL FLOORS (BLOCK B)						
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	TOTAL AMOUNT OF BLOCKS	1				
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4						
AREA PER UNIT (sqm)	73.63	76.80	70.37	35.43	101.31	101.31	35.43	70.37	76.80	73.63	73.63	76.80	70.37	50.00	98.97	98.97	50.00	70.37	76.80	73.63	TOTAL AREA	3,673.19 sqm				
BALCONY AREA PER UNIT (sqm)	12.32	10.16	13.39	6.00	16.35	16.35	6.00	13.39	10.16	12.32	13.16	14.40	16.04	8.00	16.35	16.35	8.00	16.04	14.40	13.16	TOTAL BALCONY AREA	659.99 sqm				
ROOF TERRACE AREA (Level 5)	511.84																							TOTAL ROOF TERRACE	511.84 sqm	
LOBBY/FOYER AREA (sqm)	84.24										225.48										TOTAL LOBBY AREA	309.72 sqm				
BEDROOMS	2	2	2	Studio	3	3	Studio	2	2	2	2	2	2	1	3	3	1	2	2	2						
UNIT STUDIO	2										0										TOTAL STUDIO UNITS	2 Units				
UNIT 1 BEDROOMS	0										8										TOTAL 1 BED UNITS	8 Units				
UNIT 2 BEDROOMS	6										24										TOTAL 2 BED UNITS	30 Units				
UNIT 3 BEDROOMS	2										8										TOTAL 3 BED UNITS	10 Units				
TOTAL UNITS	10										40										TOTAL UNITS	50 Units				
STORAGE REQUIREMENTS	2	STUDIO x	4 m ³	8.00 m ³	PROPOSED STORAGE PROVIDED	8.00 m ³	ADAPTABLE UNIT REQUIREMENTS	TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	1,181.71 sqm													
	28	1 BED x	6 m ³	168.00 m ³		168.00 m ³	ALLOCATE 20% OF TOTAL UNIT		BACLOINIES	=	30.93%	=	1,462.16 sqm													
	60	2 BED x	8 m ³	480.00 m ³		480.00 m ³	TOTAL UNITS	=	ROOF	=	23.24%	=	1,098.48 sqm													
	20	3 BED x	10 m ³	200.00 m ³		200.00 m ³	ADAPTABLE UNITS	=	GROUND	=	5.76%	=	272.25 sqm													
TOTAL STORAGE SPACE REQUIRED (m ³)	856.00 m ³					856.00 m ³	PROVIDED	=	TOTAL	=	59.93%	=	2,832.88 sqm													
CAR PARKING CALCULATIONS	STUDIO					1 BED					2 BED					3 BED										
	1 space/dwelling = 2 spaces					1 space/dwelling = 28 spaces					1 space/dwelling = 60 spaces					1.5 space/dwelling = 30 spaces										
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling																									
RESIDENTIAL CAR SPACES PROVIDED	= 120.00 CP																									
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking																									
VISITOR CAR SPACES PROVIDED	= 22.00 CP																									
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																									
DISABLE PARKING SPACE PROVIDED	= 12.00 CP																									
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																									
BICYCLE PARKING SPACE PROVIDED	= 36.67 BP																									
TOTAL CAR SPACES REQUIRED	= 40.00 BP																									
TOTAL CAR SPACES PROVIDED	= 142.00 CP																									
SITE AREA	= 4,726.82 sqm																									
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m										7.00% = 330.88 sqm					TOTAL DEEP SOIL REQUIRED								15.00% = 709.02 sqm		
DEEP SOIL PROVIDED											10.85% = 512.89 sqm					TOTAL DEEP SOIL PROVIDED								22.20% = 1,049.32 sqm		
LANDSCAPE AREA REQUIRED	30.00% = 1,418.05 sqm																									
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 1,793.19 sqm					ROOF FLOOR = 0.00 sqm																		37.94% = 1,793.19 sqm		
										WASTE COLLECTION																
										GENERAL WASTE										240 L/Week/Unit						
										RECYCLING WASTE										80 L/Week/Unit						
										GERNERAL WASTE REQUIREMENTS																
										REQUIRED (L)										26,400 BINS (1,100L) 24.00						
										PROVIDED										24 Bins						
										RECYCLING WASTE REQUIREMENTS																
										REQUIRED (L)										8,800 BINS (240L) 36.67						
										PROVIDED										37 Bins						

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	DA ISSUE	SO	SO

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DIRECTOR

PROJECT ARCHITECT

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PROVINCIAL INVESTMENTS (NSW) P/L

DRAWING TITLE
LOT 4 CALCULATION DATA TABLE

DATE _____ SCALE @ A1 DRAWN _____

PROJECT NUMBER
108/16-17

DRAWING No.
01D /110

ISSUE
A

PROJECT
249, 259 & 271 RAILWAY TCE, SCHOFIELDS

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ABN 70 119 846 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)



LOT 5

BLOCK A																								TOTALS				
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 12 (LEVEL 1-4)												ALL FLOORS (BLOCK A)				
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS		1	
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4	TOTAL AREA		3,963.28	sqm
AREA PER UNIT (sqm)	70.39	35.49	70.36	78.05	75.20	54.17	54.17	75.20	78.05	70.36	35.49	70.39	70.39	35.00	70.36	78.03	75.20	70.52	70.52	75.20	78.03	70.36	35.00	70.39	TOTAL BALCONY AREA		896.80	sqm
BALCONY AREA PER UNIT (sqm)	11.66	11.05	11.06	12.04	32.65	8.59	8.59	32.65	12.04	11.06	11.05	11.66	11.66	11.05	11.06	12.02	32.38	12.18	12.18	32.38	12.02	11.06	11.05	11.66	TOTAL ROOF TERRACE		531.34	sqm
ROOF TERRACE AREA (Level 5)	531.34																							TOTAL LOBBY AREA		354.44	sqm	
LOBBY/FOYER AREA (sqm)	93.96												260.48												TOTAL STUDIO UNITS		10	Units
BEDROOMS	2	Studio	2	2	2	1	1	2	2	2	Studio	2	2	Studio	2	2	2	2	2	2	2	2	Studio	2	TOTAL 1 BED UNITS		2	Units
UNIT STUDIO	2												8												TOTAL 2 BED UNITS		48	Units
UNIT 1 BEDROOMS	2												0												TOTAL 3 BED UNITS		0	Units
UNIT 2 BEDROOMS	8												40												TOTAL UNITS		60	Units
UNIT 3 BEDROOMS	0												0															
TOTAL UNITS	12												48															
UNIT 1-UNIT 6 (GROUND FLOOR LEVEL)												UNIT 1-UNIT 6 (LEVEL 1-4)						TOTALS										
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	ALL FLOORS (BLOCK B)															
UNIT PER FLOOR	1	1	1	1	1	1	4	4	4	4	4	4	TOTAL AMOUNT OF BLOCKS		1													
AREA PER UNIT (sqm)	98.21	68.95	74.83	35.97	76.69	76.17	98.21	84.22	74.83	35.97	76.69	76.17	TOTAL AREA		2,215.21	sqm												
BALCONY AREA PER UNIT (sqm)	25.31	13.78	10.15	10.93	13.69	12.05	25.31	12.51	10.15	10.93	13.69	12.05	TOTAL BALCONY AREA		424.48	sqm												
ROOF TERRACE AREA (Level 5)	291.93												TOTAL ROOF TERRACE		291.93	sqm												
LOBBY/FOYER AREA (sqm)	41.66						133.95						TOTAL LOBBY AREA		175.60	sqm												
BEDROOMS	3	1	2	Studio	2	2	3	2	2	Studio	2	2	TOTAL STUDIO UNITS		5	Units												
UNIT STUDIO	1						4						TOTAL 1 BED UNITS		1	Units												
UNIT 1 BEDROOMS	1						0						TOTAL 2 BED UNITS		19	Units												
UNIT 2 BEDROOMS	3						16						TOTAL 3 BED UNITS		5	Units												
UNIT 3 BEDROOMS	1						4						TOTAL UNITS		30	Units												
TOTAL UNITS	6						24																					
STORAGE REQUIREMENTS	15	STUDIO x	4 m ³	60.00 m ³	PROPOSED STORAGE PROVIDED	60.00 m ³	ADAPTABLE UNIT REQUIREMENTS				TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	1,124.19	sqm											
	3	1 BED x	6 m ³	18.00 m ³		18.00 m ³	ALLOCATE 20% OF TOTAL UNIT					BACLONIES	=	29.38%	=	1,321.28	sqm											
	67	2 BED x	8 m ³	536.00 m ³		536.00 m ³	TOTAL UNITS				=	ROOF	=	18.31%	=	823.27	sqm											
	5	3 BED x	10 m ³	50.00 m ³		50.00 m ³	ADAPTABLE UNITS				=	GROUND	=	6.33%	=	284.86	sqm											
TOTAL STORAGE SPACE REQUIRED (m ³)	664.00 m ³					664.00 m ³	PROVIDED				=	TOTAL	=	54.03%	=	2,429.40	sqm											
CAR PARKING CALCULATIONS	STUDIO						1 BED						2 BED						3 BED									
	1 space/dwelling = 15.00 spaces						1 space/dwelling = 3.00 spaces						1 space/dwelling = 67.00 spaces						1.5 space/dwelling = 7.50 spaces									
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling																											
RESIDENTIAL CAR SPACES PROVIDED																												
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking																											
VISITOR CAR SPACES PROVIDED																												
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																											
DISABLE PARKING SPACE PROVIDED																												
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																											
BICYCLE PARKING SPACE PROVIDED																												
TOTAL CAR SPACES REQUIRED																												
TOTAL CAR SPACES PROVIDED																												
SITE AREA	4,496.77 sqm																											
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m												7.00%	=	314.77	sqm	TOTAL DEEP SOIL REQUIRED	15.00%	=	674.52	sqm							
DEEP SOIL PROVIDED													9.28%	=	417.12	sqm	TOTAL DEEP SOIL PROVIDED	22.73%	=	1,021.99	sqm							
LANDSCAPE AREA REQUIRED																			30.00%	=	1,349.03	sqm						
LANDSCAPE AREA PROVIDED	GROUND FLOOR = 1,776.21 sqm						ROOF FLOOR = 0.00 sqm												39.50%	=	1,776.21	sqm						

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
A	DA ISSUE	SO	SO

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR

PROJECT ARCHITECT

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CLIENT
PROVINCIAL INVESTMENTS (NSW) P/L

DRAWING TITLE
LOT 5 CALCULATION DATA TABLE

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)

DATE: 10/8/16 SCALE @ A1 DRAWN: 01E /110 ISSUE: A



LOT 6

BLOCK A																						TOTALS				
UNIT 1-UNIT 12 (GROUND FLOOR LEVEL)											UNIT 1-UNIT 12 (LEVEL 1-4)											ALL FLOORS (BLOCK A)				
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 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL AMOUNT OF BLOCKS	1
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4	TOTAL AREA	4,272.39 sqm
AREA PER UNIT (sqm)	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	55.05	71.28	50.59	81.57	71.48	97.27	97.27	71.48	81.57	50.59	71.28	55.05	TOTAL BALCONY AREA	795.52 sqm
BALCONY AREA PER UNIT (sqm)	9.56	12.43	9.96	11.92	11.92	21.64	21.64	11.92	11.92	9.96	12.43	9.56	12.57	12.37	9.91	11.86	11.86	21.52	21.52	11.86	11.86	9.91	12.37	12.57	TOTAL ROOF TERRACE	586.64 sqm
ROOF TERRACE AREA (Level 5)	48.15											192.60											TOTAL LOBBY AREA	240.76 sqm		
LOBBY/FOYER AREA (sqm)	48.15											192.60											TOTAL STUDIO UNITS	0 Units		
BEDROOMS	1	2	1	2	2	3	3	2	2	1	2	1	1	2	1	2	2	3	3	2	2	1	2	1	TOTAL 1 BED UNITS	20 Units
UNIT STUDIO	0											0											TOTAL 2 BED UNITS	30 Units		
UNIT 1 BEDROOMS	4											16											TOTAL 3 BED UNITS	10 Units		
UNIT 2 BEDROOMS	6											24											TOTAL UNITS	60 Units		
UNIT 3 BEDROOMS	2											8														
TOTAL UNITS	12											48														
BLOCK B-C																						TOTALS				
UNIT 1-UNIT 7 (GROUND FLOOR LEVEL)											UNIT 1-UNIT 7 (LEVEL 1-4)											ALL FLOORS (BLOCK B-C)				
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	TOTAL AMOUNT OF BLOCKS	2			
UNIT PER FLOOR	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	TOTAL AREA	4,622.49 sqm	
AREA PER UNIT (sqm)	55.50	75.54	35.61	74.67	75.00	75.13	70.80	55.50	75.54	35.61	74.67	75.00	75.13	70.80	55.50	75.54	35.61	74.67	75.00	75.13	70.80	TOTAL BALCONY AREA	726.00 sqm			
BALCONY AREA PER UNIT (sqm)	8.00	12.70	7.80	10.27	13.43	10.27	10.13	8.00	12.70	7.80	10.27	13.43	10.27	10.13	8.00	12.70	7.80	10.27	13.43	10.27	10.13	TOTAL ROOF TERRACE	713.24 sqm			
ROOF TERRACE AREA (Level 5)	45.14											180.58											TOTAL LOBBY AREA	451.44 sqm		
LOBBY/FOYER AREA (sqm)	45.14											180.58											TOTAL STUDIO UNITS	10 Units		
BEDROOMS	1	2	Studio	2	2	2	2	1	2	Studio	2	2	2	2	1	2	1	2	2	3	2	2	1	TOTAL 1 BED UNITS	10 Units	
UNIT STUDIO	1											4											TOTAL 2 BED UNITS	50 Units		
UNIT 1 BEDROOMS	1											4											TOTAL 3 BED UNITS	0 Units		
UNIT 2 BEDROOMS	5											20											TOTAL UNITS	70 Units		
UNIT 3 BEDROOMS	0											0														
TOTAL UNITS	7											28														
BLOCK D																						TOTALS				
UNIT 1-UNIT 10 (GROUND FLOOR LEVEL)											UNIT 1-UNIT 10 (LEVEL 1-4)											ALL FLOORS (BLOCK D)				
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	TOTAL AMOUNT OF BLOCKS	1				
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	TOTAL AREA	3,694.44 sqm				
AREA PER UNIT (sqm)	96.29	65.72	74.31	74.35	74.35	75.22	77.87	70.36	34.99	70.39	96.29	65.72	74.31	90.00	90.00	75.22	77.87	70.36	35.00	70.39	TOTAL BALCONY AREA	793.18 sqm				
BALCONY AREA PER UNIT (sqm)	13.37	10.65	32.37	11.04	11.04	32.78	12.08	11.06	11.05	11.66	13.37	10.65	32.37	12.01	12.01	32.78	12.08	11.06	11.05	11.66	TOTAL ROOF TERRACE	518.81 sqm				
ROOF TERRACE AREA (Level 5)	87.67											235.31											TOTAL LOBBY AREA	322.98 sqm		
LOBBY/FOYER AREA (sqm)	87.67											235.31											TOTAL STUDIO UNITS	5 Units		
BEDROOMS	3	1	2	2	2	2	2	2	Studio	2	3	1	2	2	2	2	2	2	Studio	2	TOTAL 1 BED UNITS	5 Units				
UNIT STUDIO	1											4											TOTAL 2 BED UNITS	35 Units		
UNIT 1 BEDROOMS	1											4											TOTAL 3 BED UNITS	5 Units		
UNIT 2 BEDROOMS	7											28											TOTAL UNITS	50 Units		
UNIT 3 BEDROOMS	1											4														
TOTAL UNITS	10											40														
BLOCK E																						TOTALS				
UNIT 1-UNIT 10 (GROUND FLOOR LEVEL)											UNIT 1-UNIT 10 (LEVEL 1-4)											ALL FLOORS (BLOCK E)				
UNIT NUMBER	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	TOTAL AMOUNT OF BLOCKS	1				
UNIT PER FLOOR	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	4	4	4	4	TOTAL AREA	3,673.19 sqm				
AREA PER UNIT (sqm)	73.63	76.80	70.37	35.43	101.31	101.31	35.43	70.37	76.80	73.63	73.63	76.80	70.37	50.00	98.97	98.97	50.00	70.37	76.80	73.63	TOTAL BALCONY AREA	659.99 sqm				
BALCONY AREA PER UNIT (sqm)	12.32	10.16	13.39	6.00	16.35	16.35	6.00	13.39	10.16	12.32	13.16	14.40	16.04	8.00	16.35	16.35	8.00	16.04	14.40	13.16	TOTAL ROOF TERRACE	511.84 sqm				
ROOF TERRACE AREA (Level 5)	84.24											225.48											TOTAL LOBBY AREA	309.72 sqm		
LOBBY/FOYER AREA (sqm)	84.24											225.48											TOTAL STUDIO UNITS	2 Units		
BEDROOMS	2	2	2	Studio	3	3	Studio	2	2	2	2	2	2	1	3	3	1	2	2	2	TOTAL 1 BED UNITS	8 Units				
UNIT STUDIO	2											0											TOTAL 2 BED UNITS	30 Units		
UNIT 1 BEDROOMS	0											8											TOTAL 3 BED UNITS	10 Units		
UNIT 2 BEDROOMS	6											24											TOTAL UNITS	50 Units		
UNIT 3 BEDROOMS	2											8														
TOTAL UNITS	10											40														
STORAGE REQUIREMENTS	17	STUDIO x	4 m³	68.00 m³	PROPOSED STORAGE PROVIDED	68.00 m³	ADAPTABLE UNIT REQUIREMENTS	258.00 m³	ALLOCATE 20% OF TOTAL UNIT	=	20%	TOTAL COS PROVIDED (sqm)	MIN	=	25.00%	=	2,863.04 sqm									
	43	1 BED x	6 m³	258.00 m³		1,160.00 m³	TOTAL UNITS	250.00 m³	ADAPTABLE UNITS	=	46 UNITS		BALCONIES	=	19.05%	=	2,181.51 sqm									
	145	2 BED x	8 m³	1,160.00 m³		250.00 m³	PROVIDED	1,736.00 m³	PROVIDED	=	46 UNITS		ROOF	=	15.82%	=	1,811.72 sqm									
	25	3 BED x	10 m³	250.00 m³		1,736.00 m³				=	46 UNITS		GROUND	=	3.73%	=	427.30 sqm									
TOTAL STORAGE SPACE REQUIRED (m³)	1,736.00 m³					1,736.00 m³					46 UNITS		TOTAL	=	38.60%	=	4,420.53 sqm									
CAR PARKING CALCULATIONS	STUDIO					1 BED					2 BED					3 BED										
	1 space/dwelling = 17.00 spaces					1 space/dwelling = 43.00 spaces					1 space/dwelling = 145.00 spaces					1.5 space/dwelling = 37.50 spaces										
RESIDENTIAL PARKING REQUIRED	1 space/dwelling OR 1.5 space/3+ bedroom dwelling																									
RESIDENTIAL CAR SPACES PROVIDED	= 242.50 CP																									
VISITOR CAR SPACES REQUIRED	1 visitor car parking space per 5 apartments + 2 Carwash Bays included into Visitor Parking																									
VISITOR CAR SPACES PROVIDED	= 46.00 CP																									
DISABLE PARKING SPACE REQUIRED	10% OFF TOTAL RESIDENTIAL																									
DISABLE PARKING SPACE PROVIDED	= 24.25 CP																									
BICYCLE PARKING SPACE REQUIRED	1 per 3 dwellings																									
BICYCLE PARKING SPACE PROVIDED	= 76.67 BP																									
TOTAL CAR SPACES REQUIRED	= 288.50 CP																									
TOTAL CAR SPACES PROVIDED	= 300.00 CP																									
SITE AREA	= 11,452.17 sqm																									
DEEP SOIL REQUIRED	Site Area to have areas with a MIN dimension of 6m																									
DEEP SOIL PROVIDED	7.00% = 801.65 sqm																									
LANDSCAPE AREA REQUIRED	14.57% = 1,668.68 sqm																									
LANDSCAPE AREA PROVIDED	30.00% = 3,435.65 sqm																									
	44.94% = 5,146.45 sqm																									
	GROUND FLOOR = 5,146.45 sqm																									
	ROOF FLOOR = 0.00 sqm																									

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LOT 6 CALCULATION DATA TABLE

PROJECT
249, 259 & 271 RAILWAY TCE,
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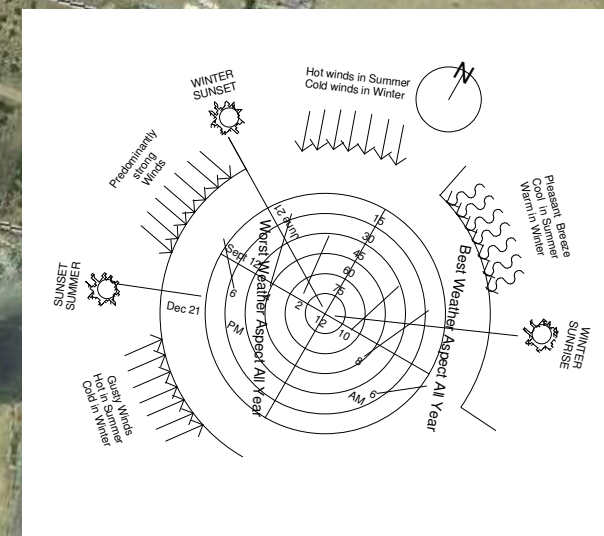
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Nominated Architect, Saymon Ochudzawa (RAA 6865)





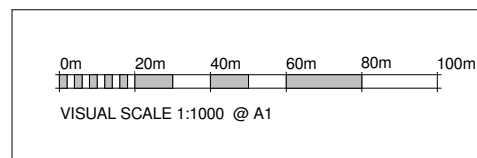
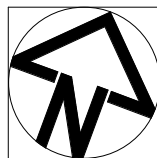
1 SITE ANALYSIS
1 : 1000

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SITE ANALYSIS

PROJECT
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DATE
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PROJECT NUMBER
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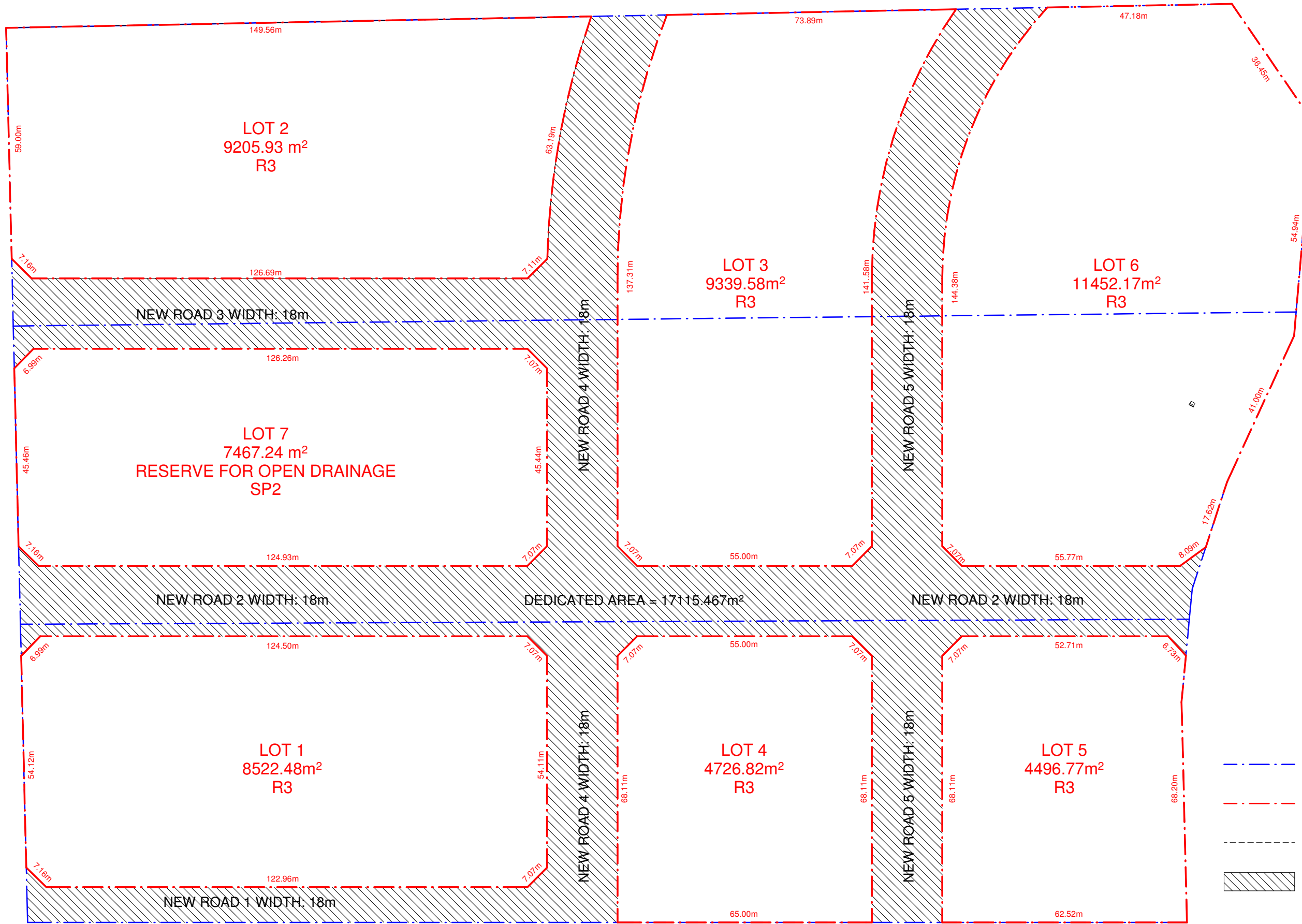
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- EXISTING BOUNDARY
- NEW BOUNDARY
- KERBS
- DEDICATED AREA

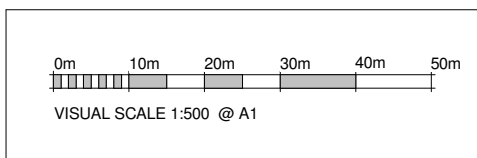
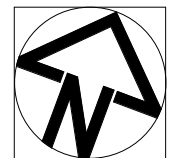
1 SUBDIVISION / ROAD RESERVE PLAN
1 : 500

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03 / 110

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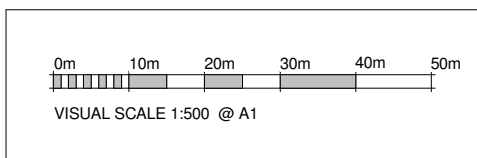
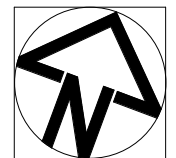
1 MASTER PLAN
1 : 500

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MASTER PLAN

DATE
Issue Date

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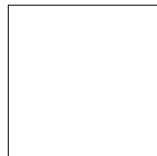


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 SITE VISUALISATION - LOT 1

PROJECT
 249, 259 & 271 RAILWAY TCE,
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1 LOT 1 NE PERSPECTIVE



2 LOT 1 NW PERSPECTIVE



3 LOT 1 SE PERSPECTIVE



4 LOT 1 SW PERSPECTIVE

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 PERSPECTIVE LOT 1

PROJECT
 249, 259 & 271 RAILWAY TCE,
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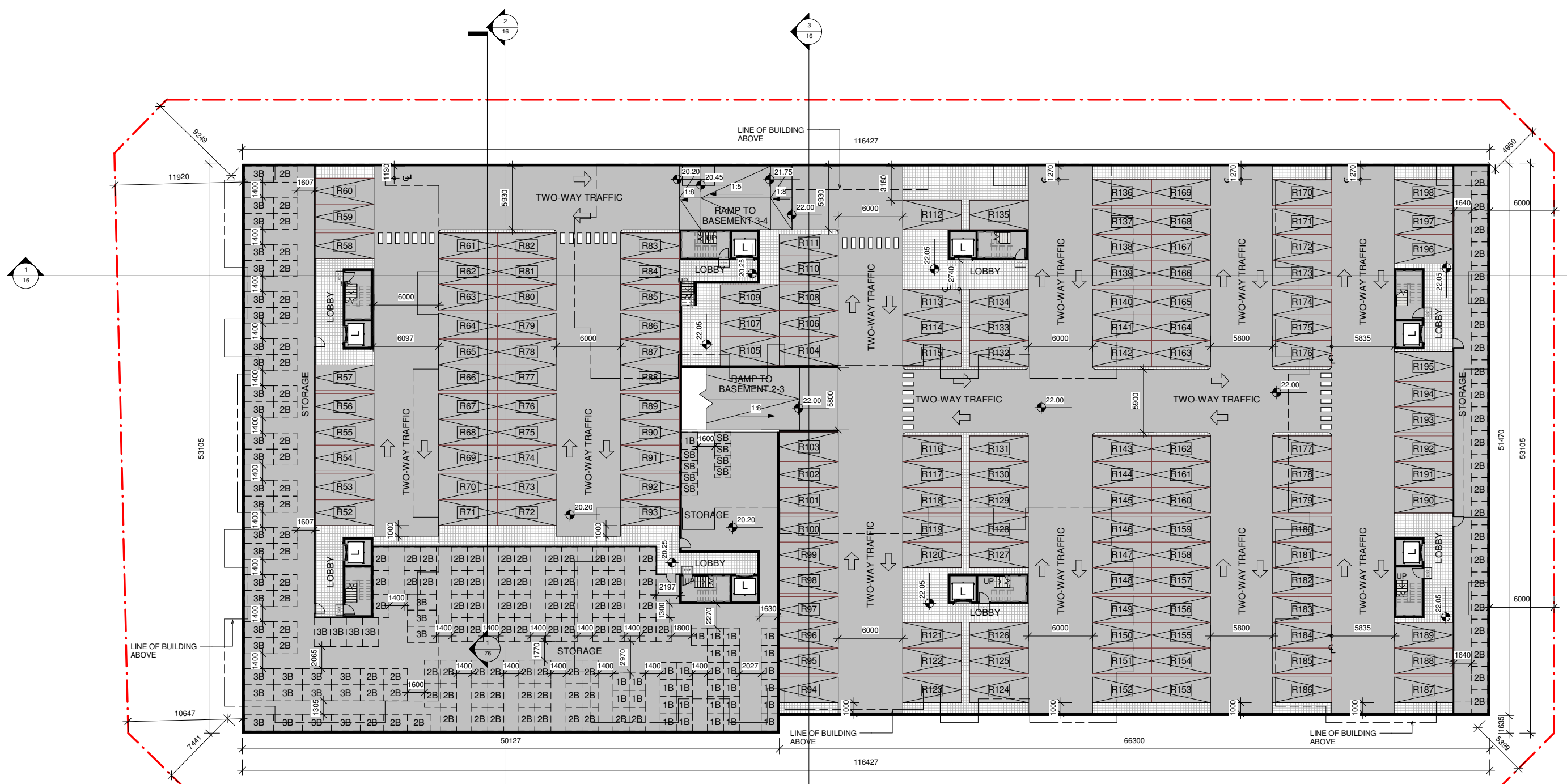
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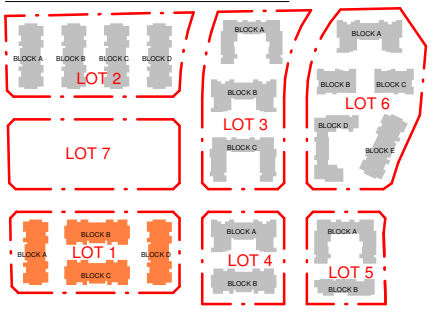
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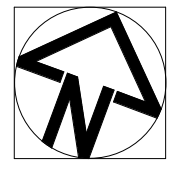




KEY PLAN - LOT 1



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LOT 1 BASEMENT PLAN BFL2

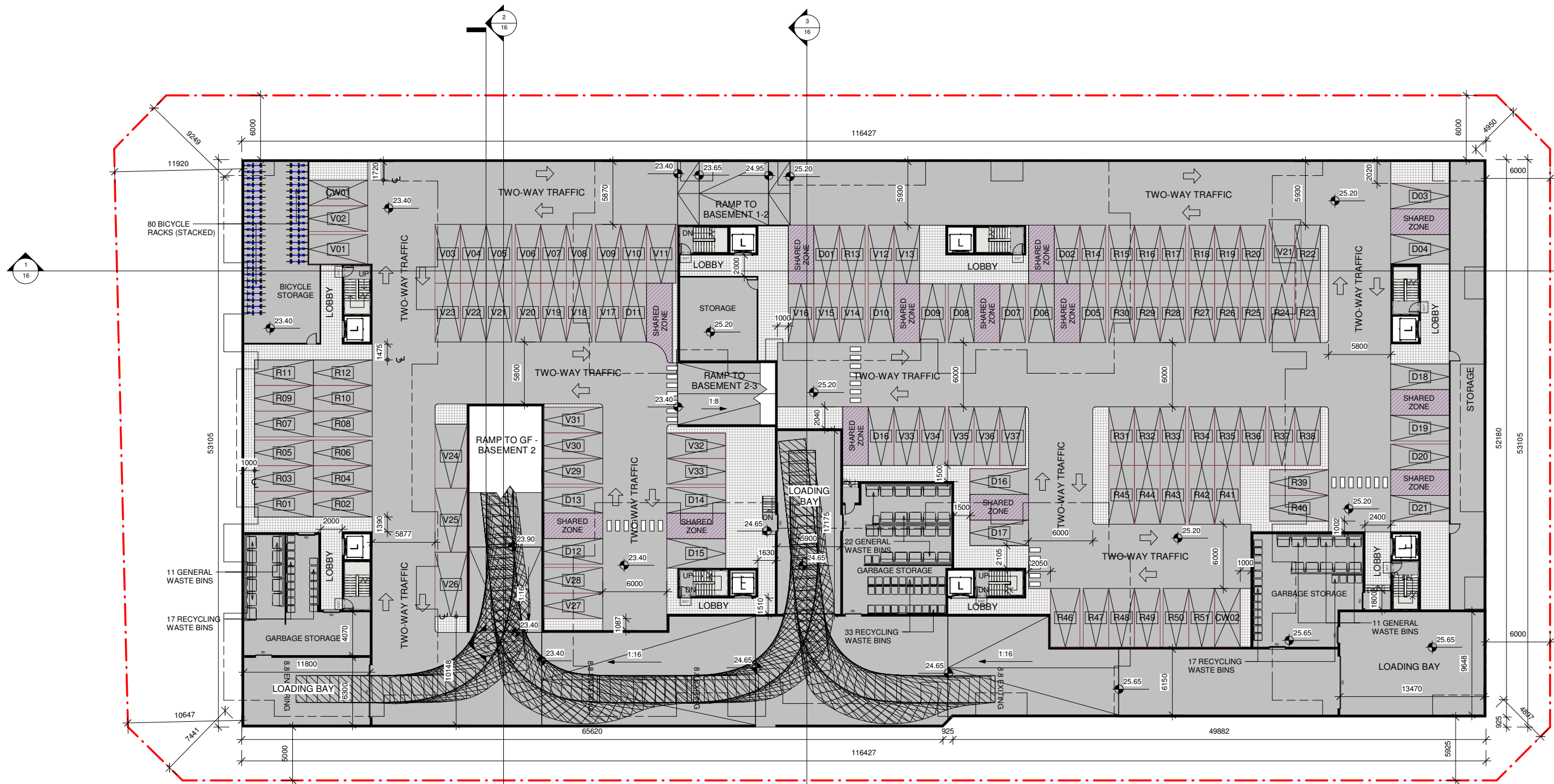
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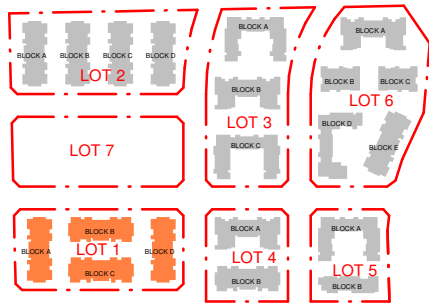
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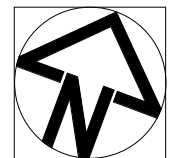


KEY PLAN - LOT 1



1 LOT 1 BASEMENT PLAN BFL2
1 : 200

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PROJECT
249, 259 & 271 RAILWAY TCE,
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DRAWING TITLE
LOT 1 BASEMENT PLAN BFL1

DATE
Issue Date

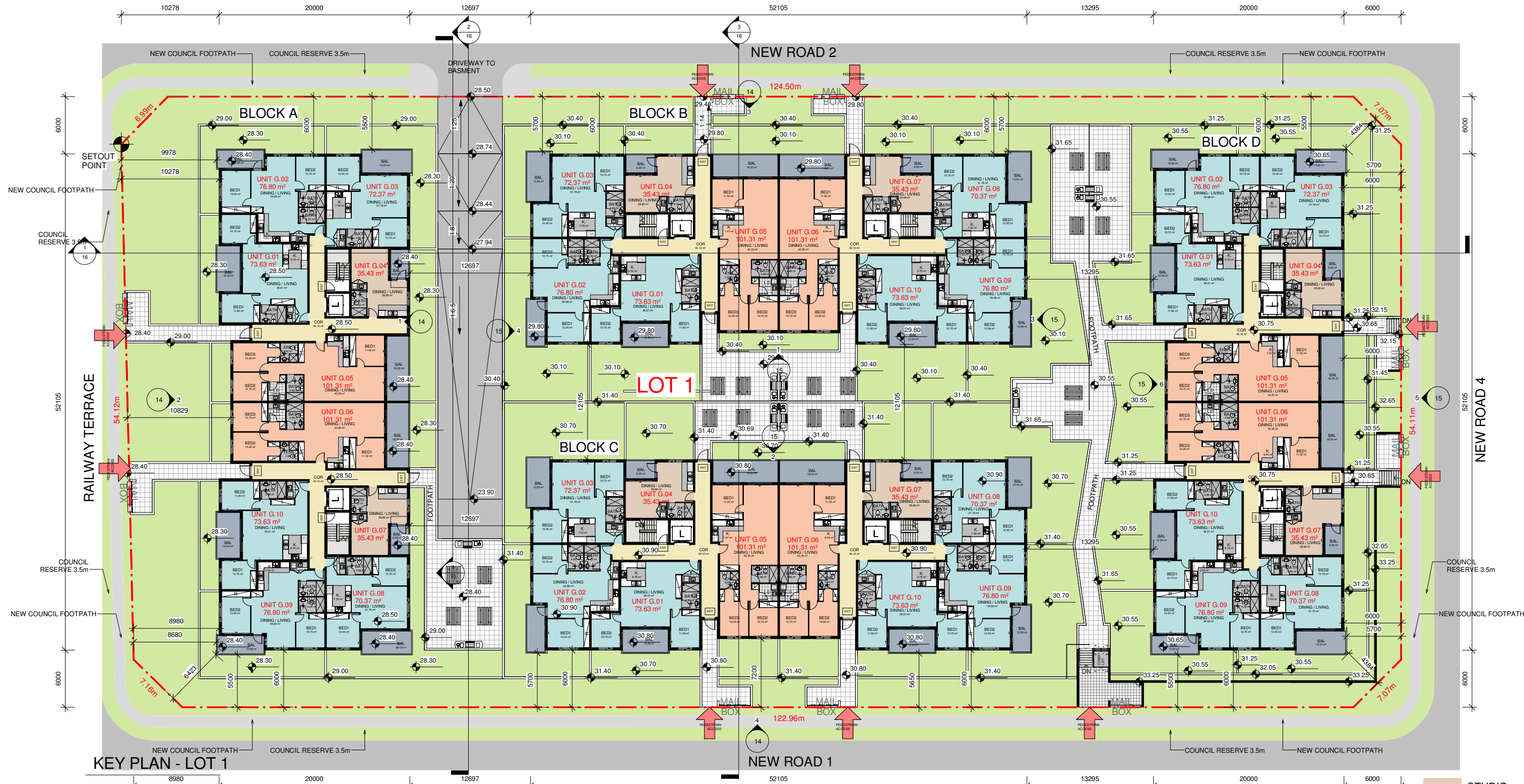
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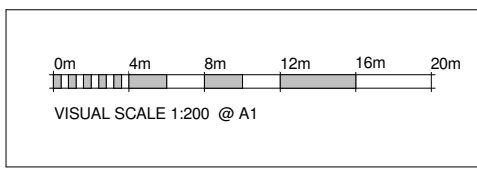
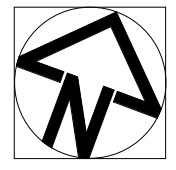


KEY PLAN - LOT 1

1 LOT 1 GROUND FLOOR
1 : 200

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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LOT 1 GROUND FLOOR

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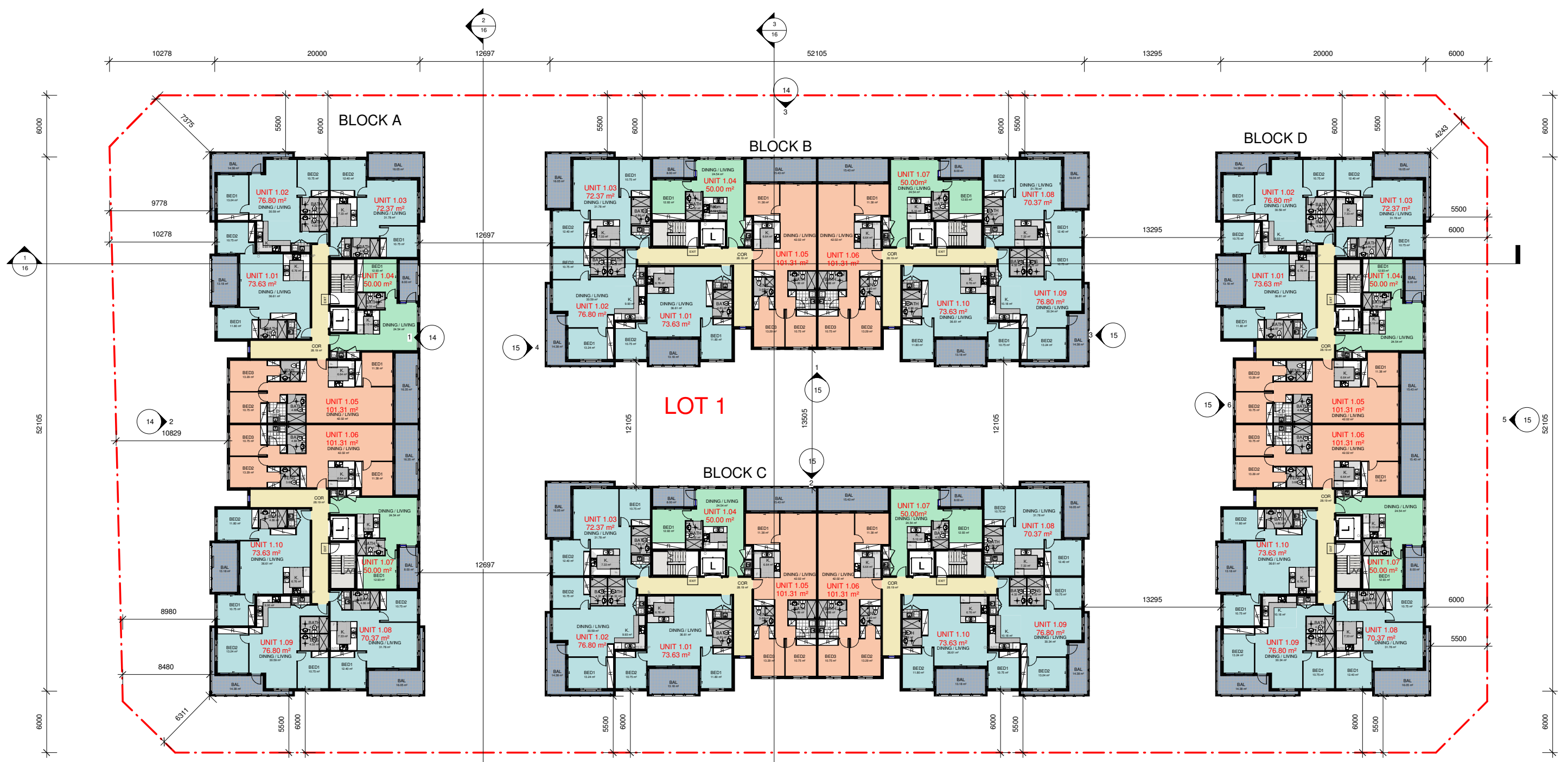
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11 / 110

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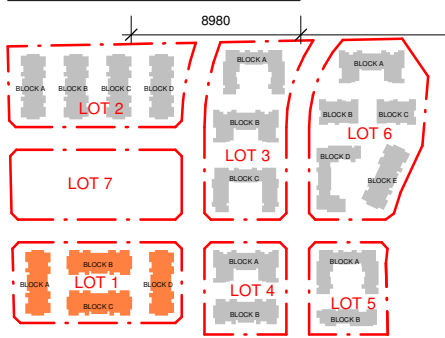
PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





KEY PLAN - LOT 1



1 LOT 1 TYPICAL FLOOR PLAN
1 : 200

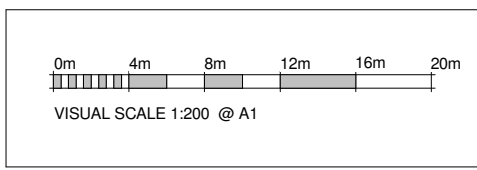
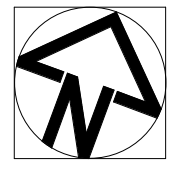
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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LOT 1 TYPICAL FLOOR PLAN

DATE
108/16-17

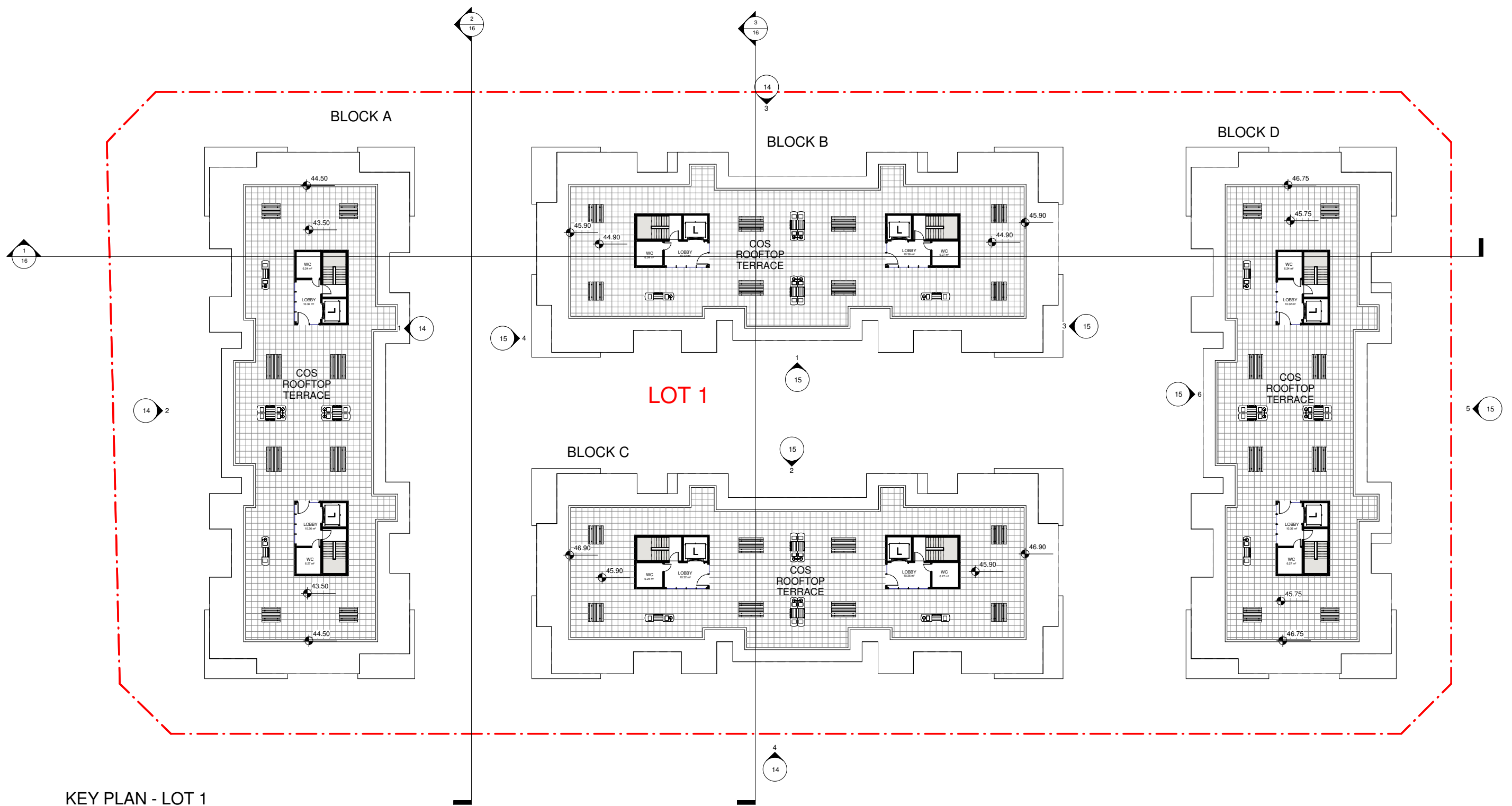
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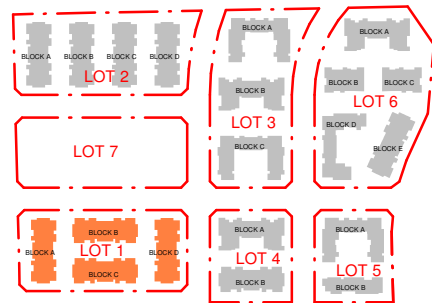
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KEY PLAN - LOT 1



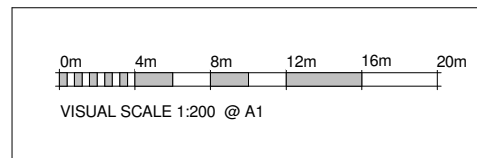
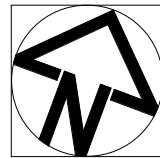
1 LOT 1 ROOF TERRACE
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1 LOT1 BLOCK A EAST ELEVATION
1 : 200



2 LOT1 BLOCK A WEST ELEVATION
1 : 200

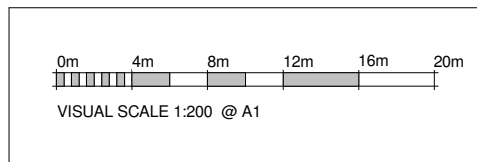


3 LOT1 NORTH ELEVATION
1 : 200



4 LOT1 SOUTH ELEVATION
1 : 200

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1 LOT1 BLOCK B SOUTH ELEVATION
1 : 200



2 LOT1 BLOCK C NORTH ELEVATION
1 : 200



3 LOT1 BLOCK B/C EAST ELEVATION
1 : 200



4 LOT1 BLOCK B/C WEST ELEVATION
1 : 200



5 LOT1 BLOCK D EAST ELEVATION
1 : 200



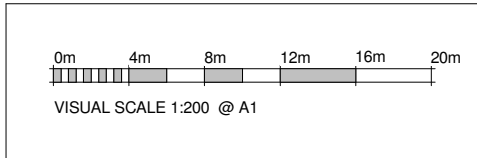
6 LOT1 BLOCK D WEST ELEVATION
1 : 200

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LOT 1 ELEVATIONS

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PROJECT NUMBER
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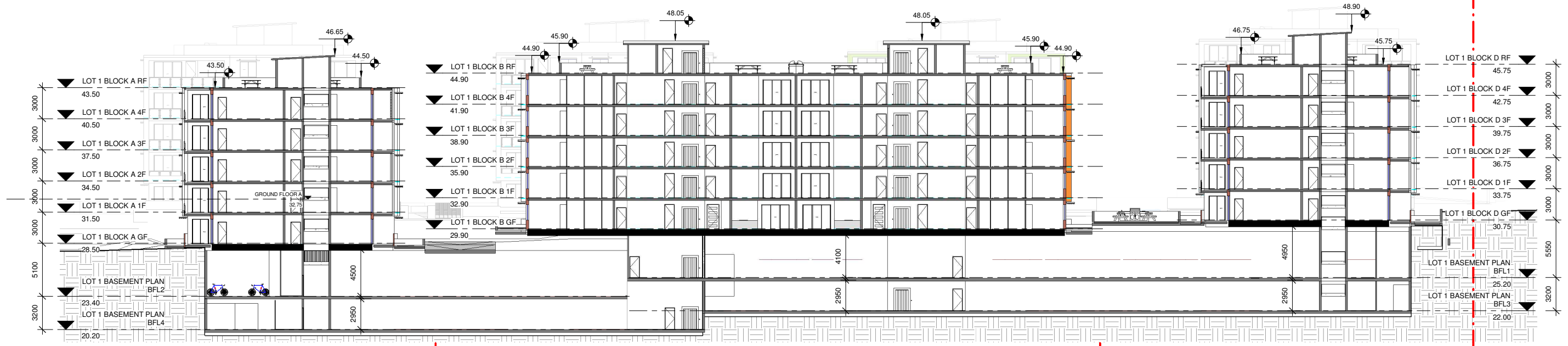
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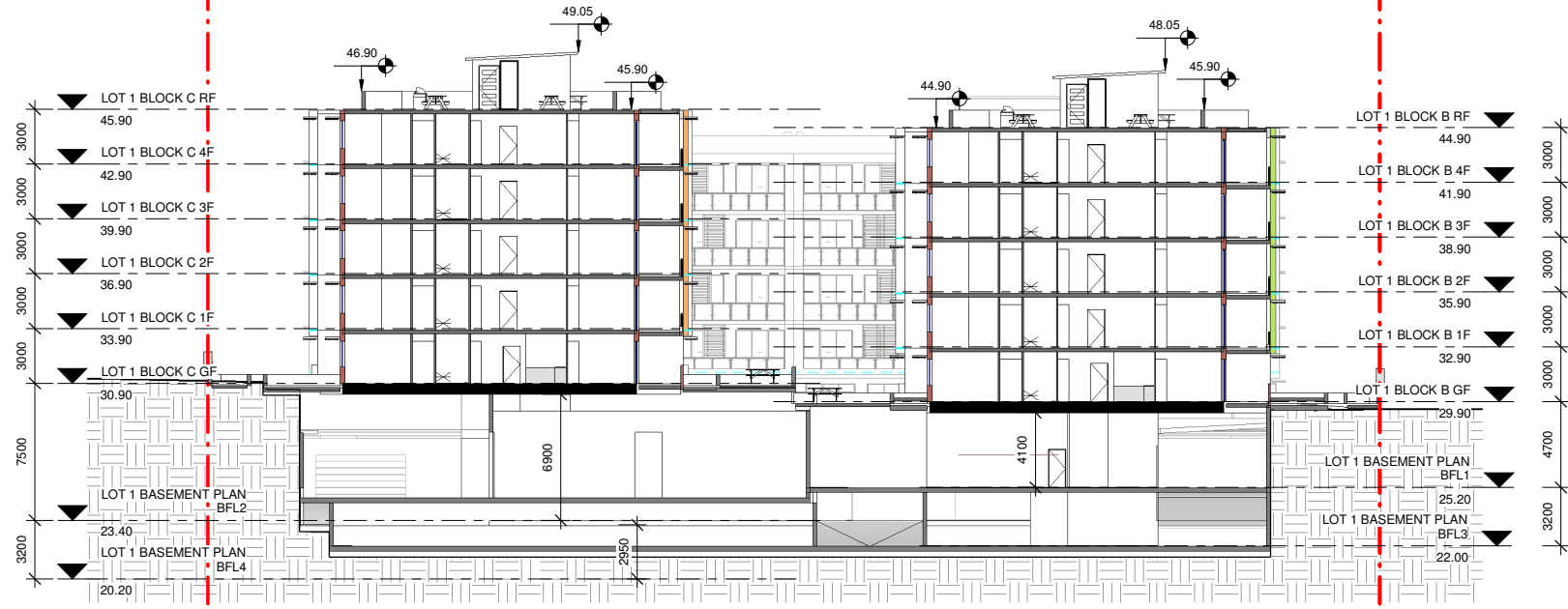




1 LOT 1 SECTION A
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2 LOT 1 SECTION B
1 : 200



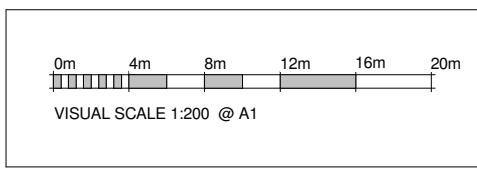
3 LOT 1 SECTION C
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LOT 1 SECTIONS

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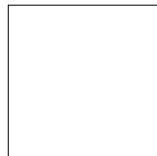


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 SITE VISUALISATION - LOT 2

PROJECT
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1 LOT 2 NW PERSPECTIVE



2 LOT 2 NE PERSPECTIVE



3 LOT 2 SW PERSPECTIVE



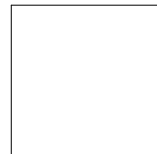
4 LOT 2 SE PERSPECTIVE

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PERSPECTIVE - LOT 2

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
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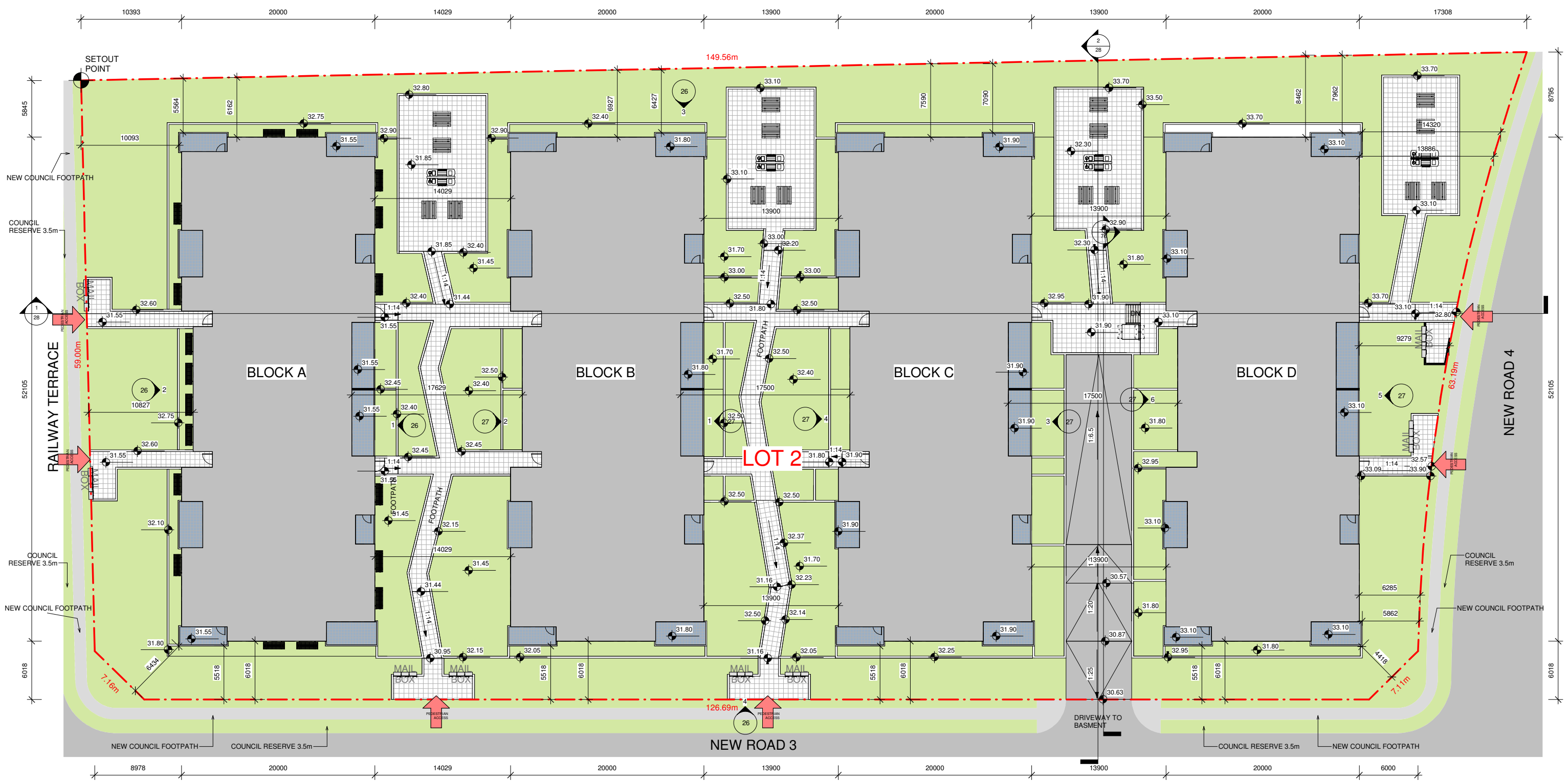
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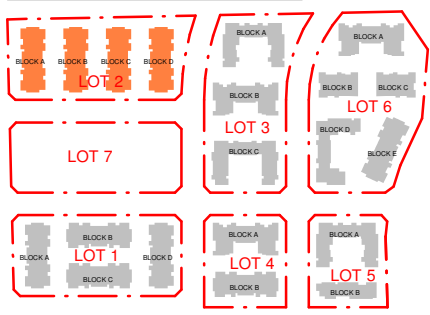
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KEY PLAN - LOT 2



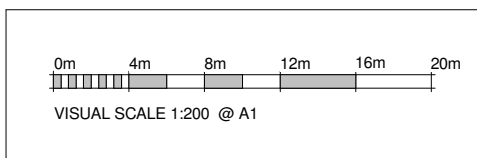
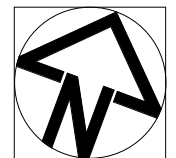
1 LOT 2 SITE PLAN
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SITE PLAN - LOT 2

PROJECT
249, 259 & 271 RAILWAY TCE,
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DATE
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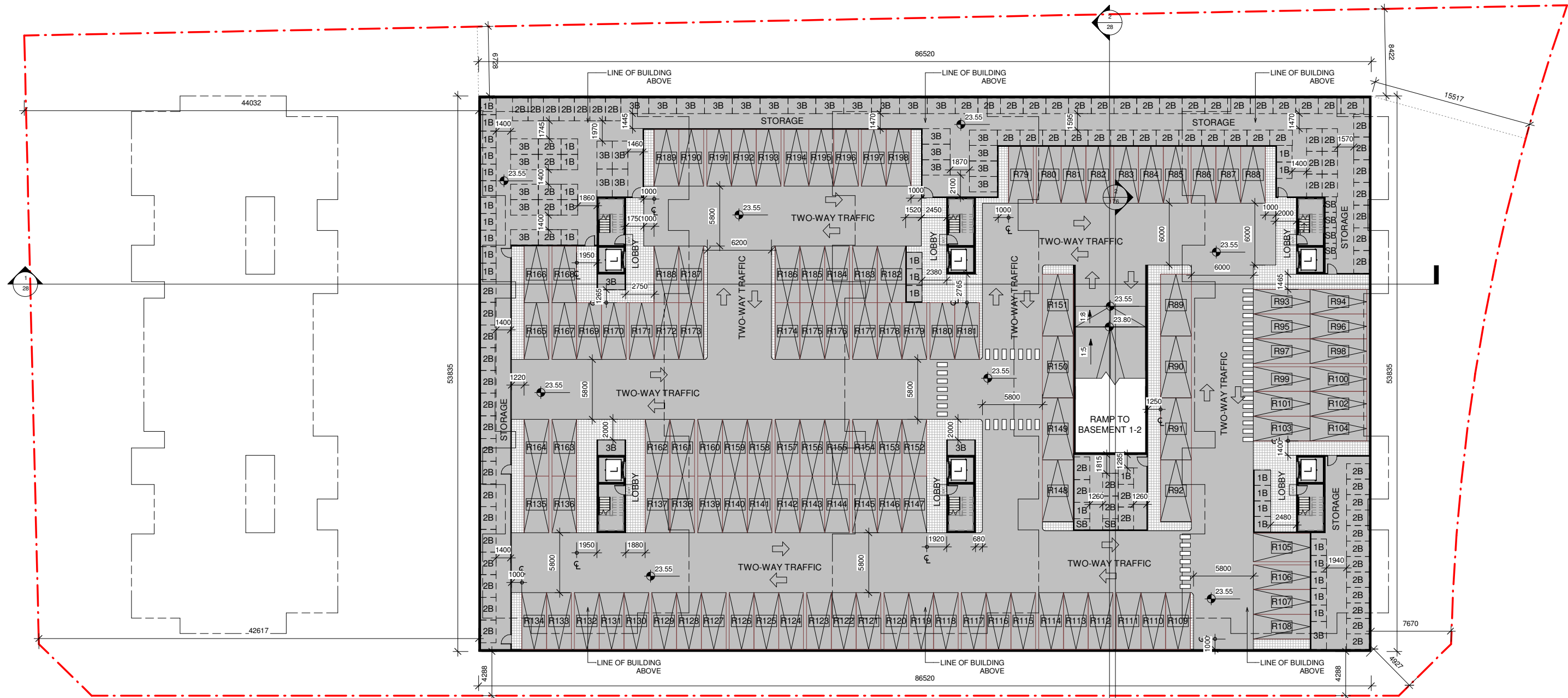
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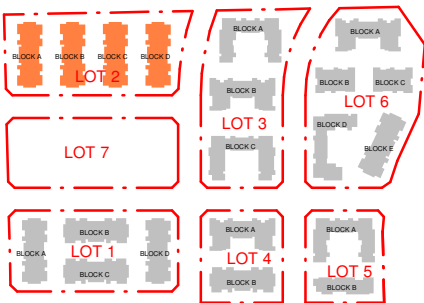
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KEY PLAN - LOT 2



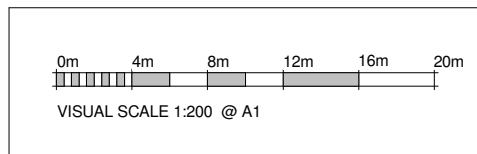
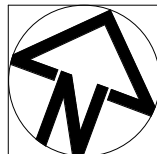
1 LOT 2 BASEMENT PLAN BFL2
1 : 200

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LOT 2 BASEMENT PLAN BFL 2

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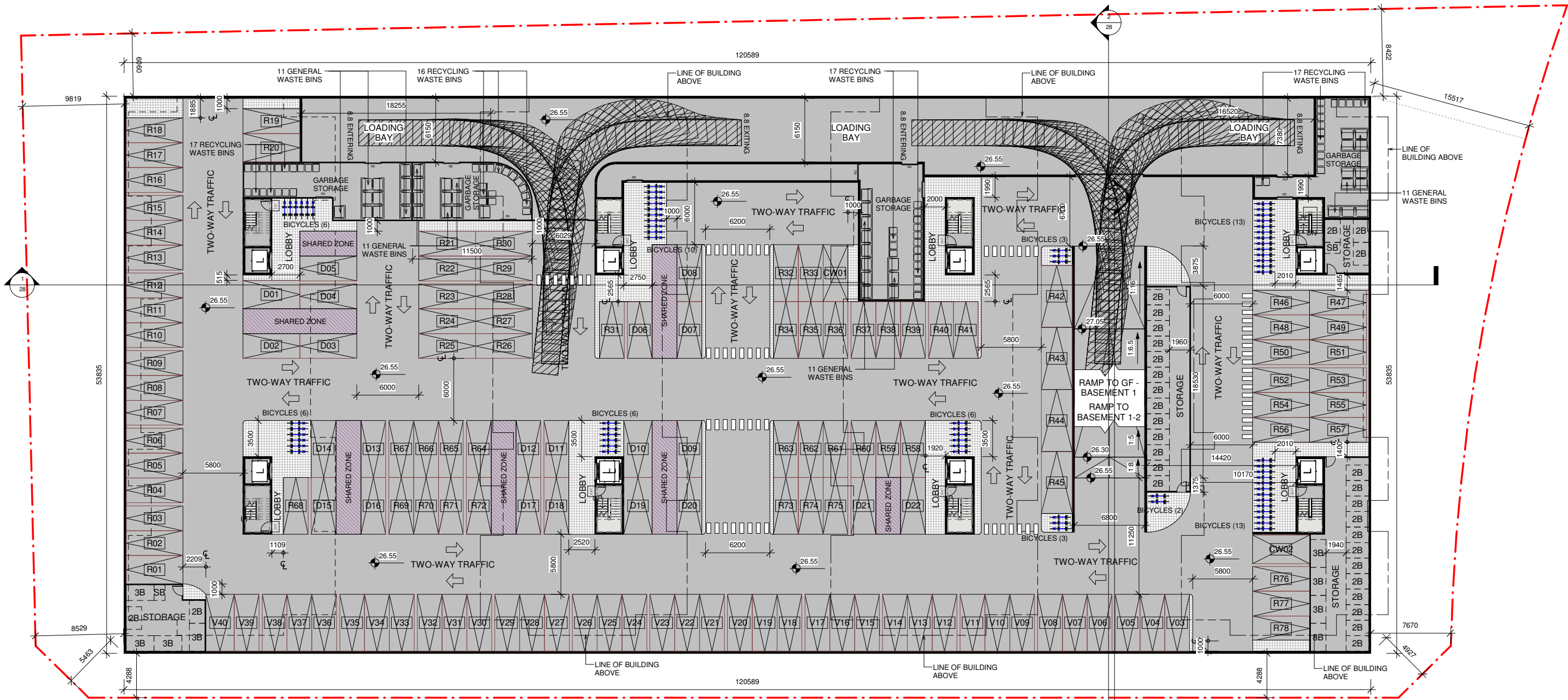
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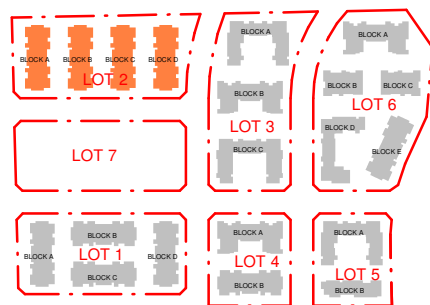
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1 LOT 2 BASEMENT PLAN BFL1
1 : 20

KEY PLAN - LOT 2

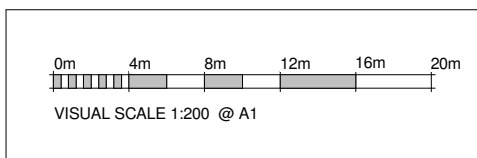
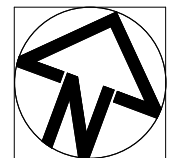


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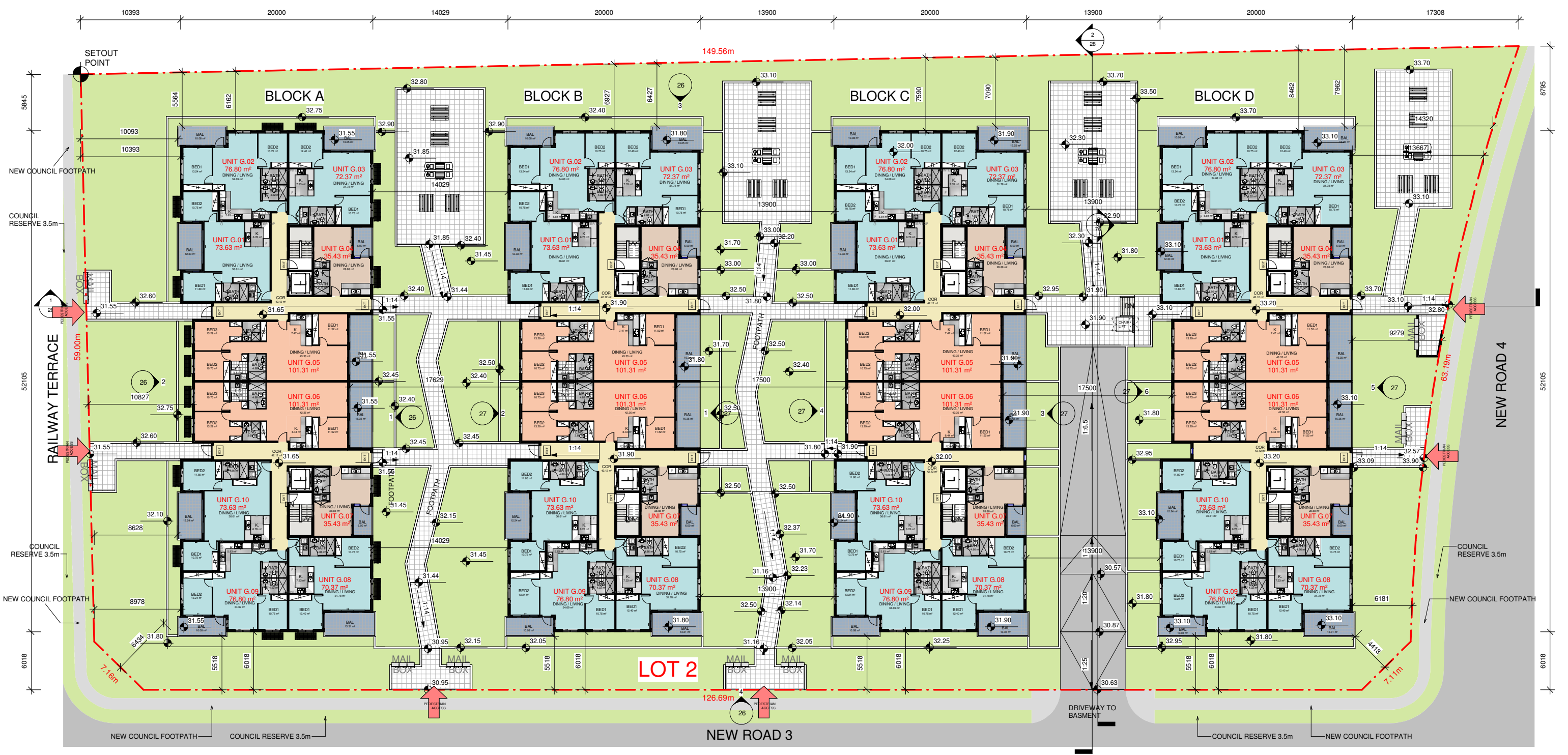
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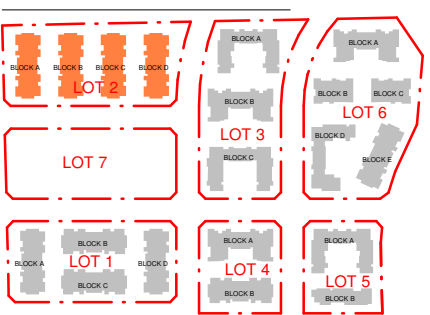
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KEY PLAN - LOT 2



1 LOT 2 GROUND FLOOR
1 : 200

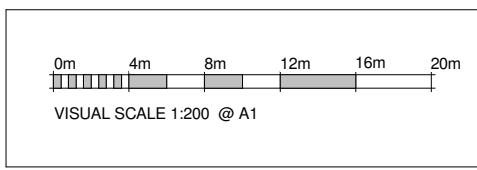
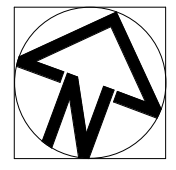
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LOT 2 GROUND FLOOR

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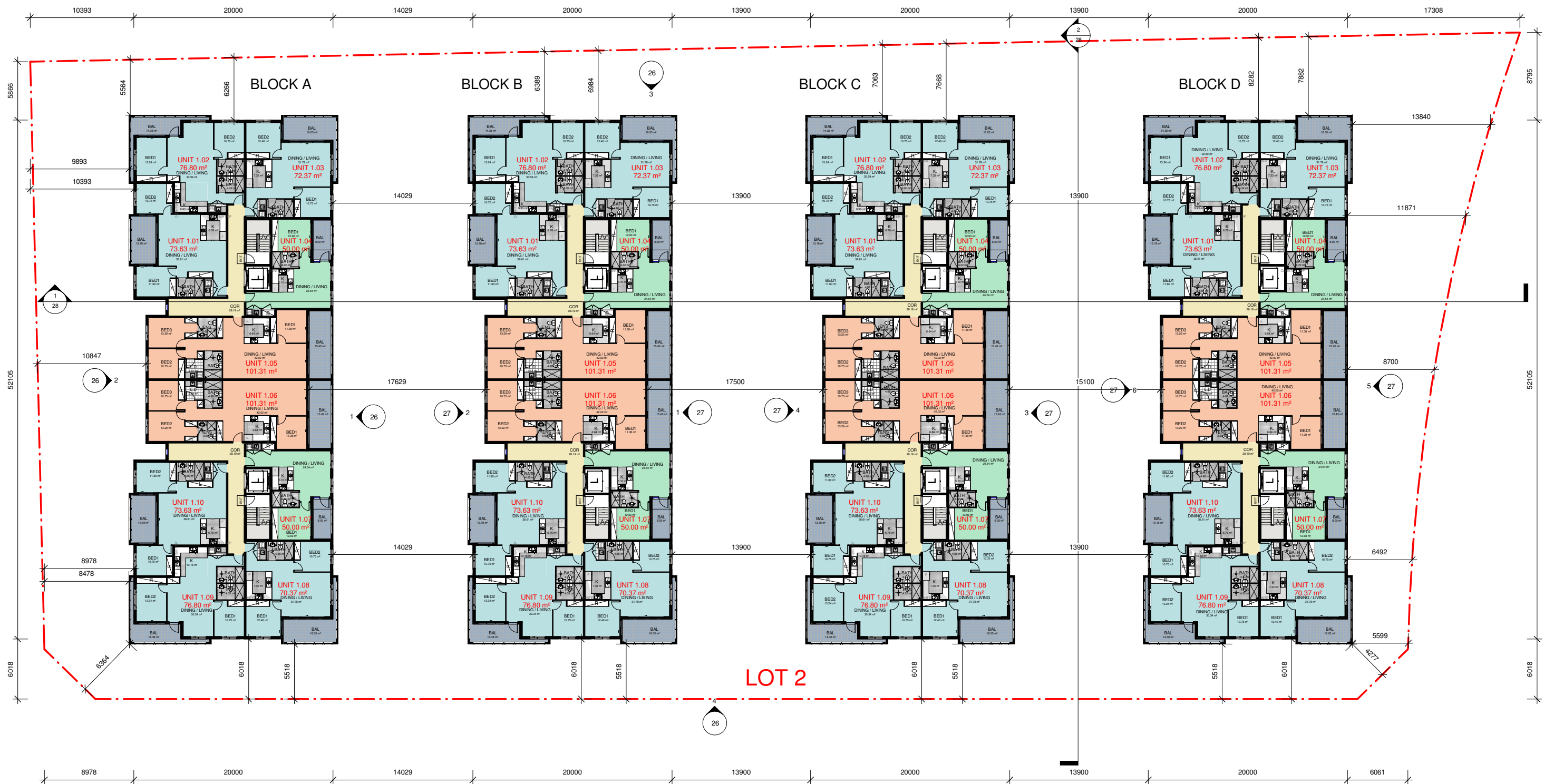
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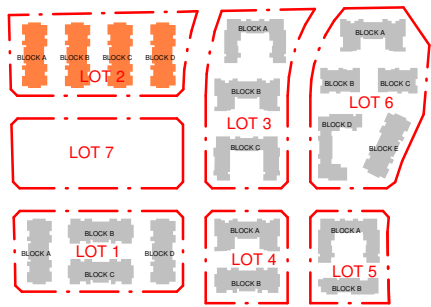
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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





KEY PLAN - LOT 2



1 LOT 2 TYPICAL FLOOR PLAN
1 : 200

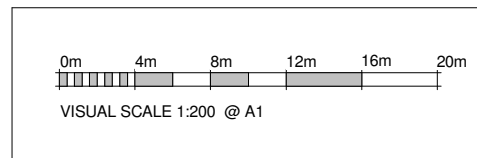
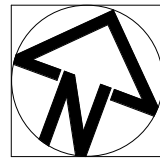
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

AMENDMENTS	APPROVED	SIGNED	DATE
A	DA	ISSUE	03/07/17

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LOT 2 TYPICAL FLOOR PLAN

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

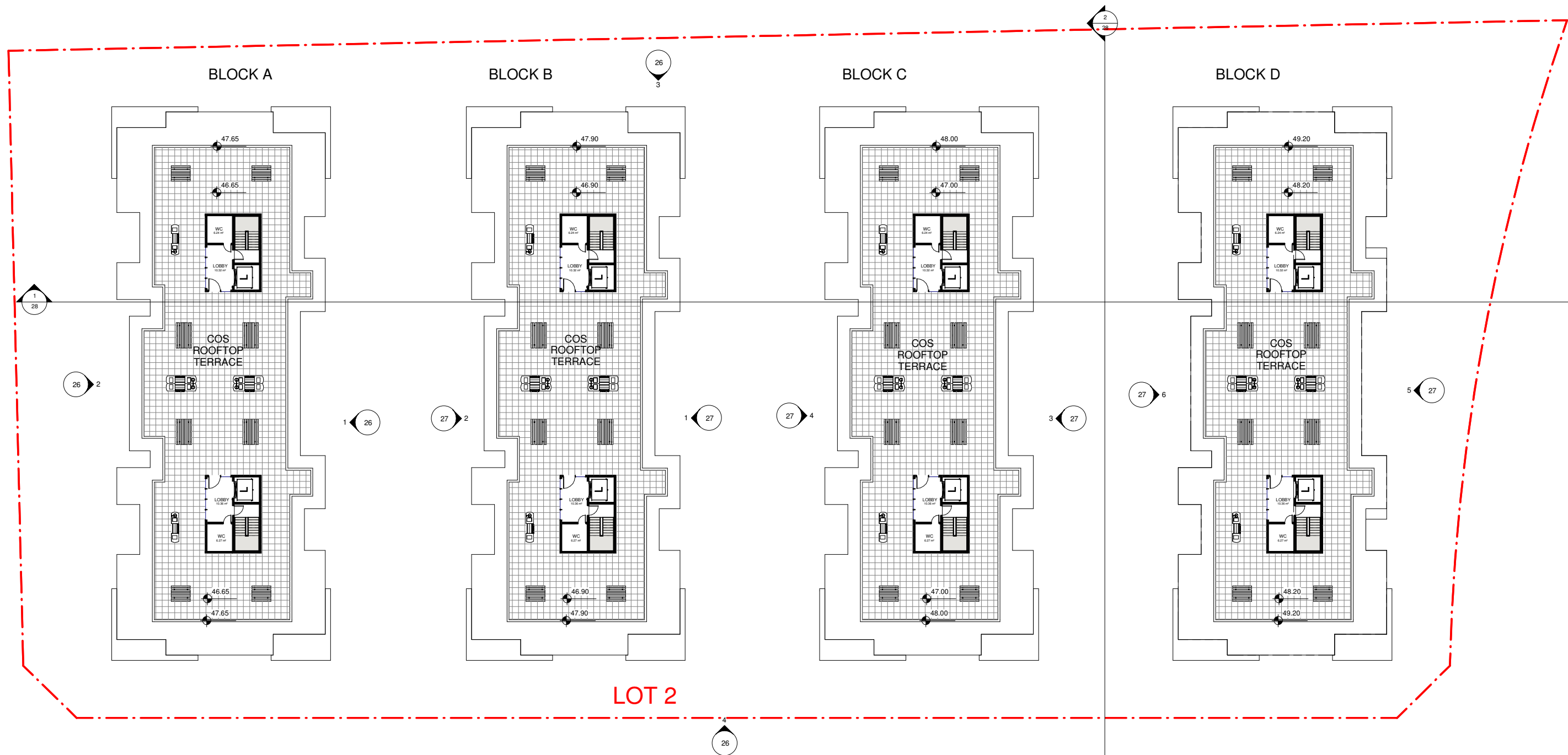
DATE
Issue Date

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24 / 110

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ISSUE
A

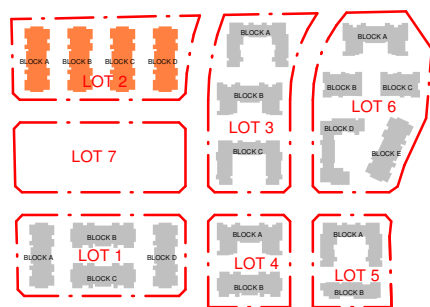
JS Architects Pty Ltd
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LOT 2

KEY PLAN - LOT 2



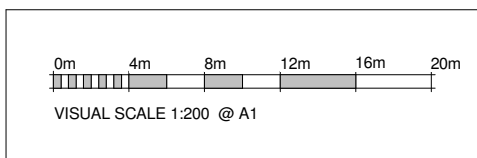
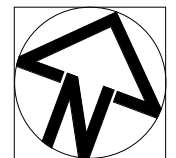
1 LOT 2 ROOF TERRACE
1 : 200

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
A	DA ISSUE	SO	SO	03/07/17

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LOT 2 ROOF PLAN

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

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PROJECT NUMBER
108/16-17

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1 LOT2 BLOCK A EAST ELEVATION
1 : 200



2 LOT2 BLOCK A WEST ELEVATION
1 : 200

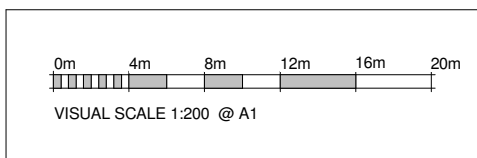


3 LOT2 NORTH ELEVATION
1 : 200



4 LOT2 SOUTH ELEVATION
1 : 200

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE	REVIEWED BY
A	DA ISSUE	SO	SO	03/07/17	DIRECTOR
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DRAWING TITLE
LOT2 ELEVATIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
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DATE: 10/8/17 SCALE @ A1 DRAWN: 26 /110 ISSUE: A



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1 LOT2 BLOCK B EAST ELEVATION
1 : 200



2 LOT2 BLOCK B WEST ELEVATION
1 : 200



3 LOT2 BLOCK C EAST ELEVATION
1 : 200



4 LOT2 BLOCK C WEST ELEVATION
1 : 200



5 LOT2 BLOCK D EAST ELEVATION
1 : 200



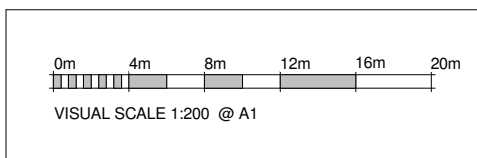
6 LOT2 BLOCK D WEST ELEVATION
1 : 200

AMENDMENTS	APPROVED	SIGNED	DATE
A	DA	ISSUE	03/07/17

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DRAWING TITLE
LOT 2 ELEVATIONS

DATE
108/16-17

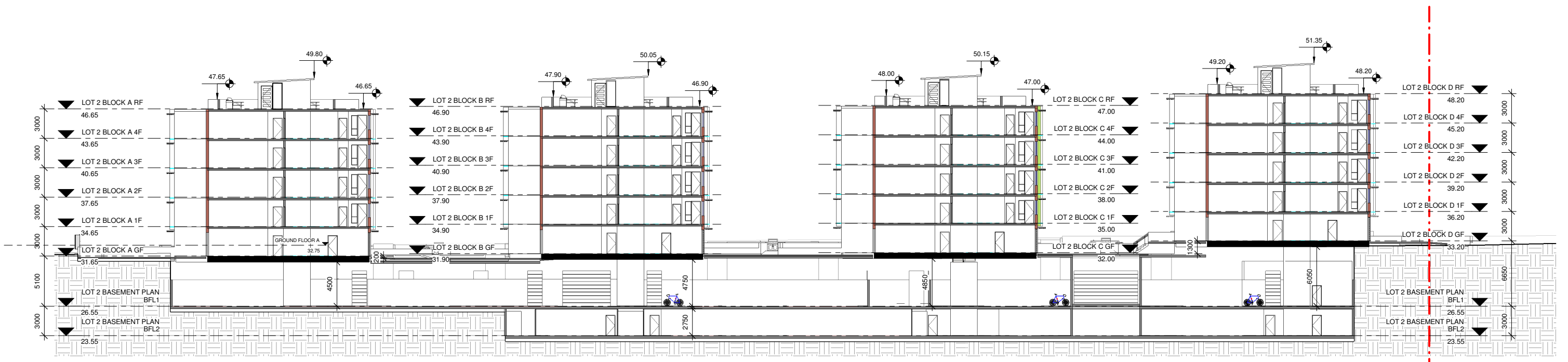
SCALE @ A1
27 /110

DRAWN
ISSUE
A

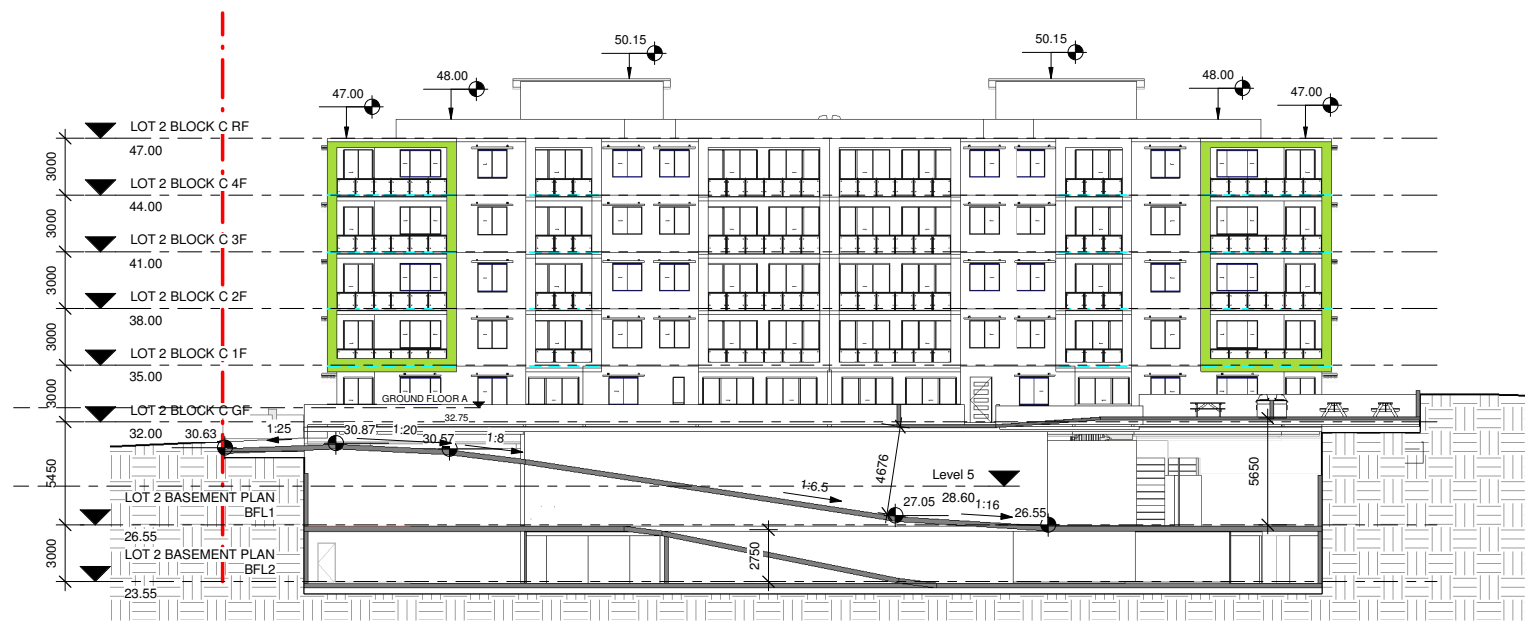
PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT 2 SECTION A
1 : 200



2 LOT 2 SECTION B
1 : 200

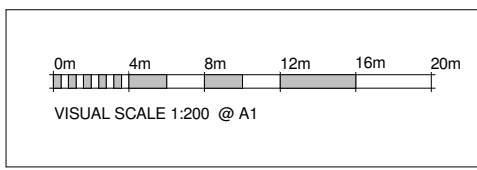
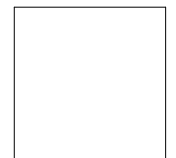
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ISSUE	DESCRIPTION	SO	SO	
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LOT 2 SECTIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
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28 / 110

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 SITE VISUALISATION - LOT 3

PROJECT
 249, 259 & 271 RAILWAY TCE,
 SCHOFIELDS

DATE
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PROJECT NUMBER
108/16-17

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1 LOT 3 NW PERSPECTIVE



2 LOT 3 NE PERSPECTIVE



3 LOT 3 SW PERSPECTIVE



4 LOT 3 SE PERSPECTIVE

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PERSPECTIVE - LOT 3

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

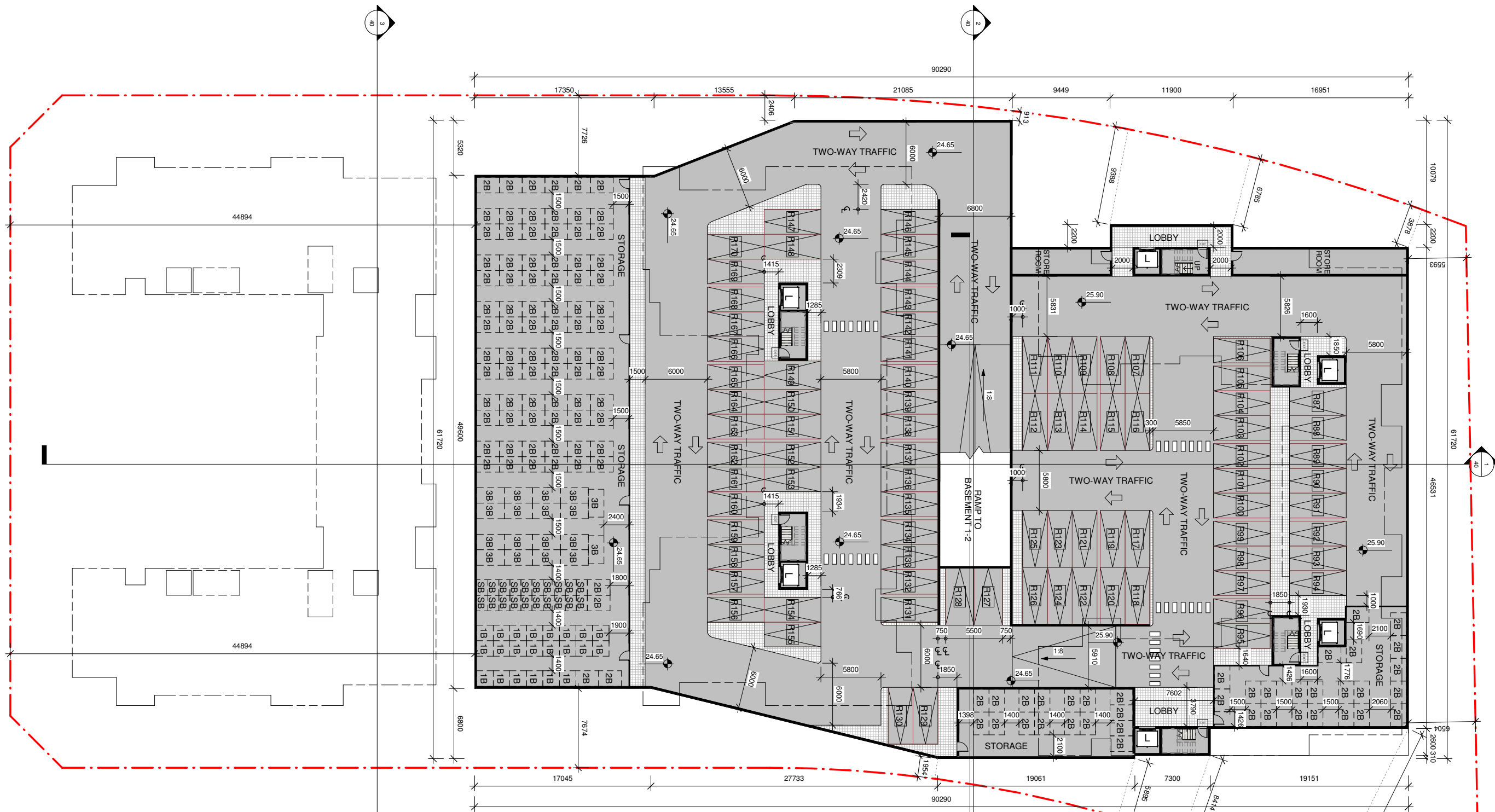
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108/16-17

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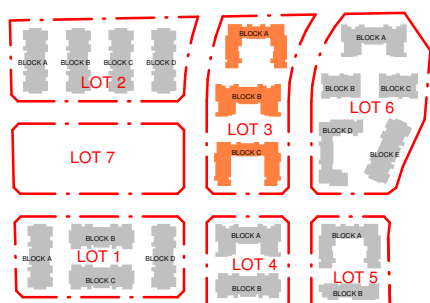
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KEY PLAN - LOT 3



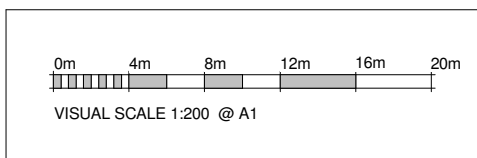
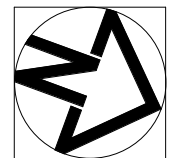
1 LOT 3 BASEMENT PLAN BFL2
1 : 200

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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LOT 3 BASEMENT PLAN BFL2

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

SCALE @ A1

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PROJECT NUMBER
108/16-17

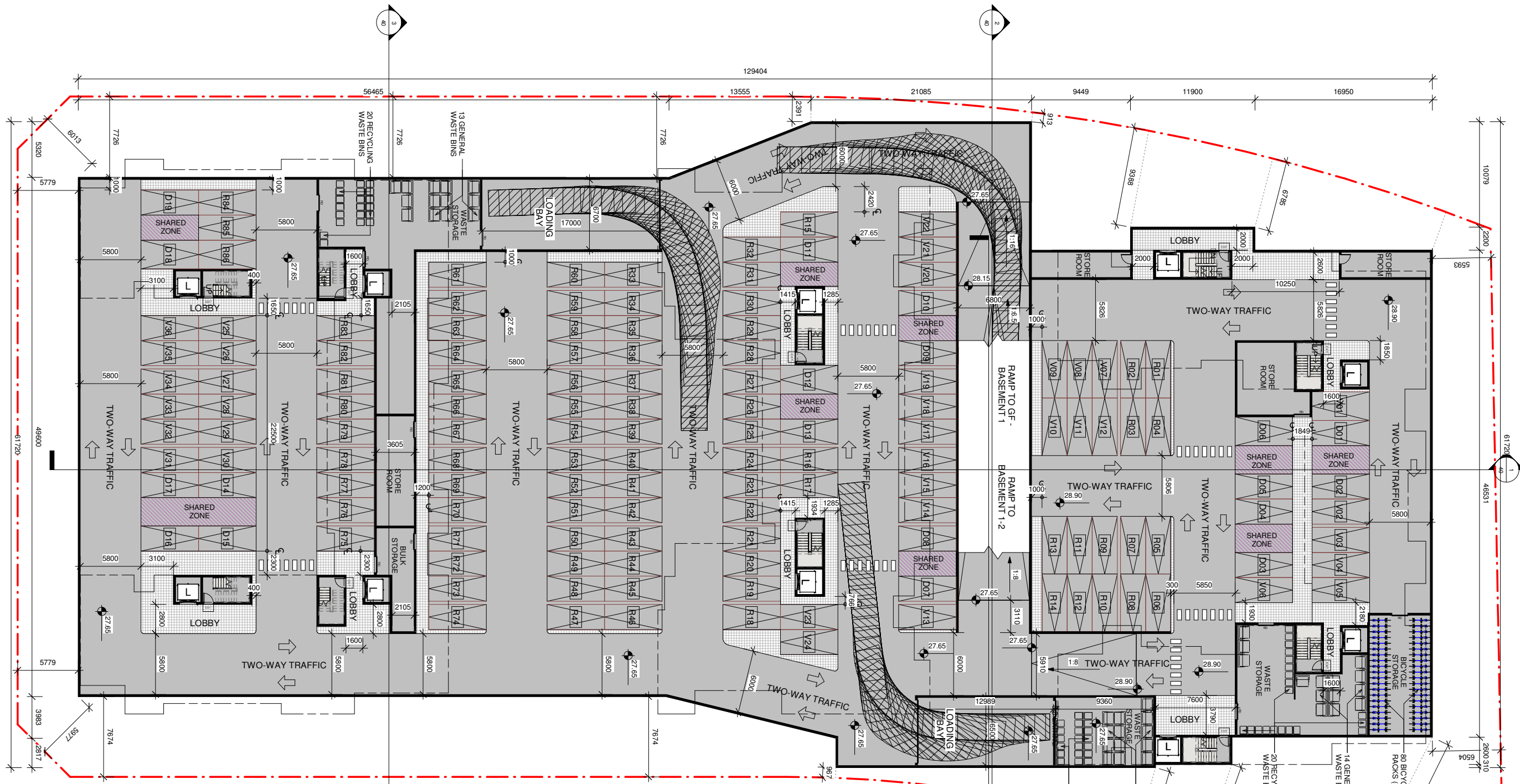
DRAWING No.
33 / 110

ISSUE
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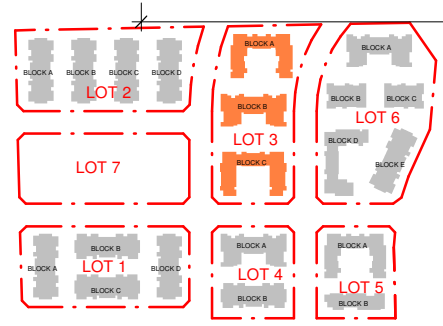
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KEY PLAN - LOT 3



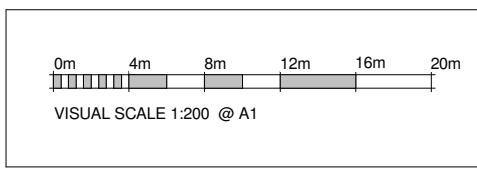
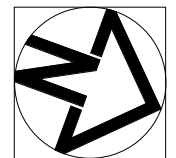
1 LOT 3 BASEMENT PLAN BFL1
1 : 200

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LOT 3 BASEMENT PLAN BFL 1

PROJECT
249, 259 & 271 RAILWAY TCE,
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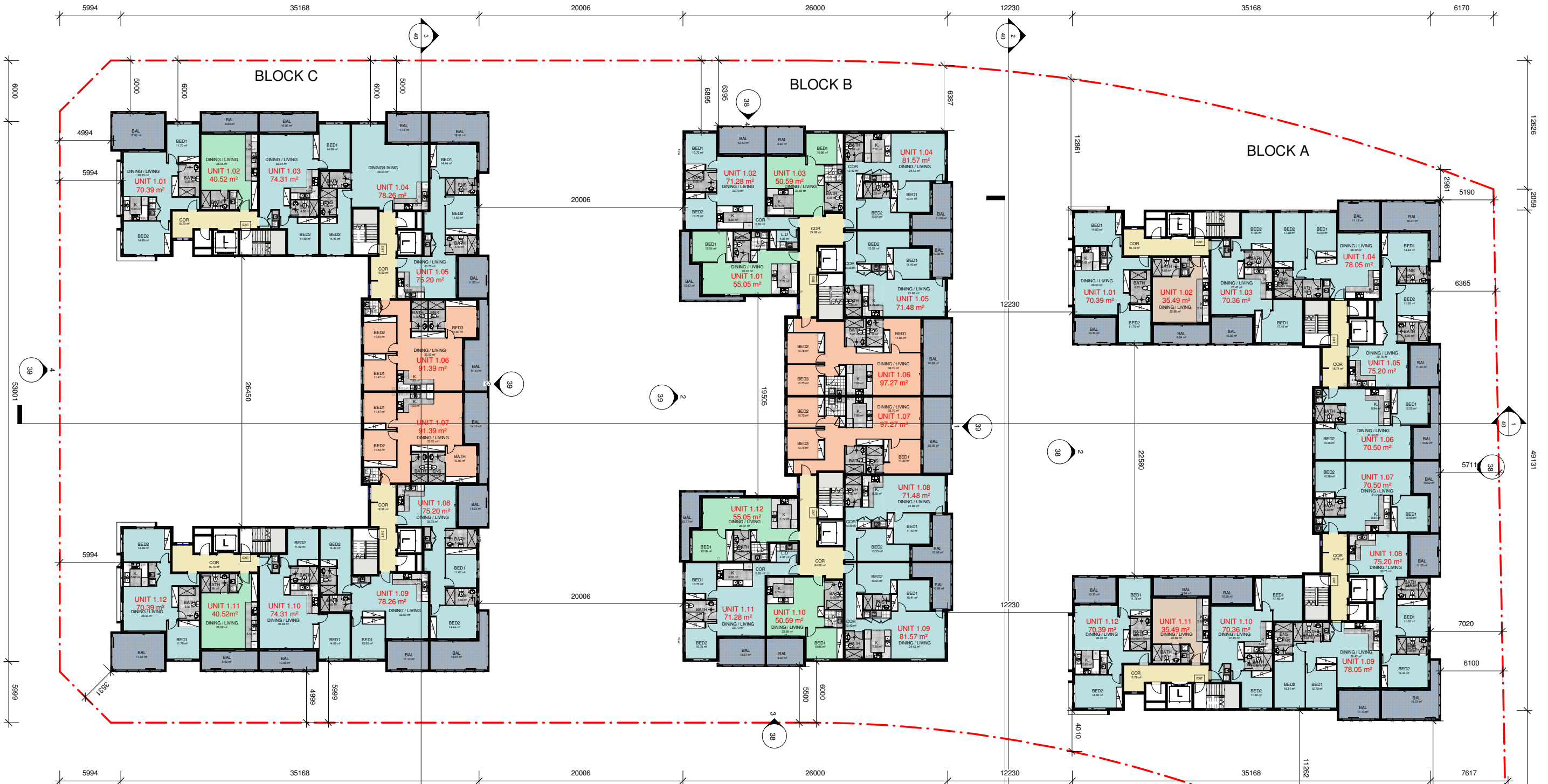
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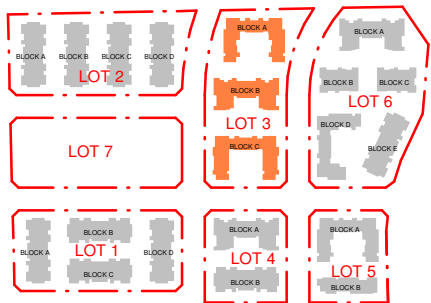
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Nominated Architect: Symon Ochudzawa (RAA 6865)



LOT 3



KEY PLAN - LOT 3



1 LOT 3 TYPICAL FLOOR PLAN
1 : 200

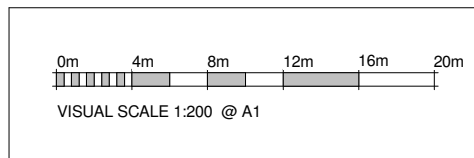
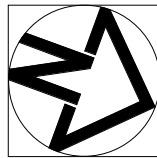
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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LOT 3 TYPICAL FLOOR PLAN

PROJECT
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SCHOFIELDS

DATE
Issue Date

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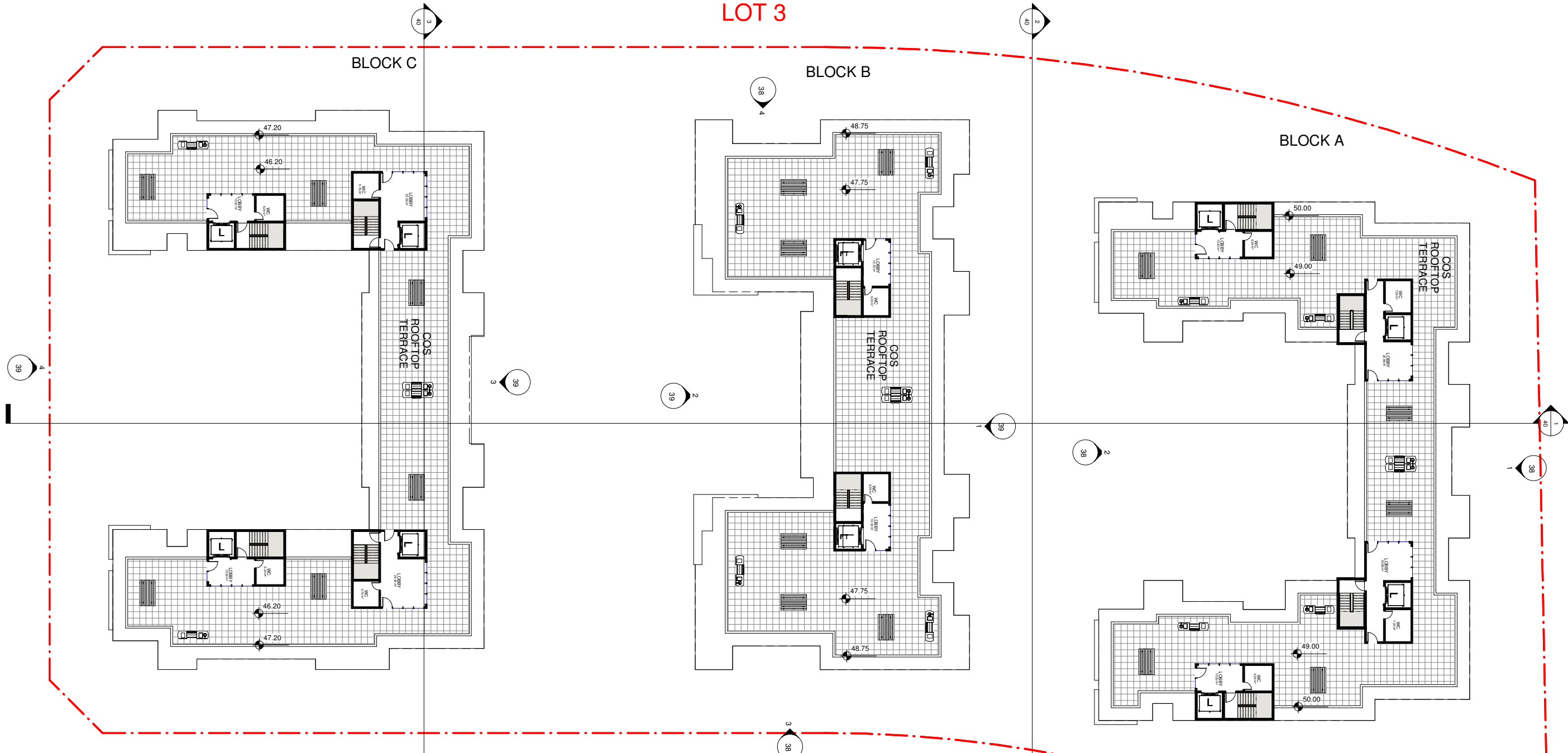


LOT 3

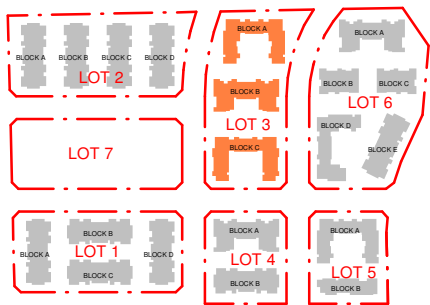
BLOCK C

BLOCK B

BLOCK A



KEY PLAN - LOT 3



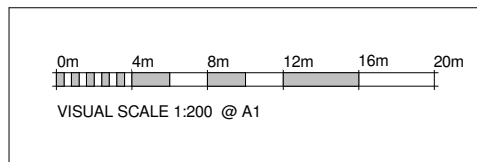
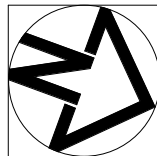
1 LOT 3 ROOF TERRACE
1 : 200

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LOT 3 ROOF PLAN

PROJECT
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SCHOFIELDS

DATE
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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT3 BLOCK A NORTH ELEVATION
1 : 200



2 LOT3 BLOCK A SOUTH ELEVATION
1 : 200



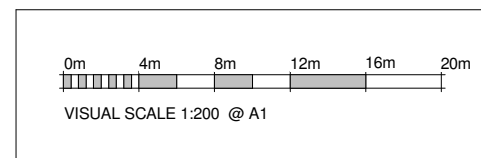
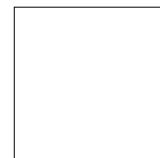
3 LOT3 EAST ELEVATION
1 : 200



4 LOT3 WEST ELEVATION
1 : 200

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ISSUE	DESCRIPTION	SO	SO	03/07/17	
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DRAWING TITLE
LOT3 ELEVATIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
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Issue Date
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108/16-17

SCALE @ A1
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38 /110

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





1 LOT3 BLOCK B NORTH ELEVATION
1 : 200



2 LOT3 BLOCK B SOUTH ELEVATION
1 : 200



3 LOT3 BLOCK C NORTH ELEVATION
1 : 200



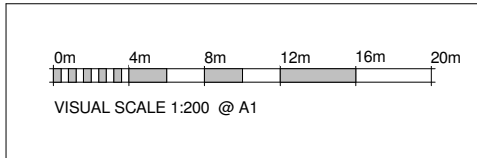
4 LOT3 BLOCK C SOUTH ELEVATION
1 : 200

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
A	DA ISSUE	SO	SO	03/07/17

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LOT3 ELEVATIONS

DATE
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DRAWING No. 39 /110

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PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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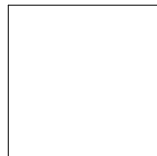


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 SITE VISUALISATION - LOT 4

PROJECT
 249, 259 & 271 RAILWAY TCE,
 SCHOFIELDS

DATE
 Issue Date

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PROJECT NUMBER
108/16-17

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① LOT 4 NW PERSPECTIVE



② LOT 4 NE PERSPECTIVE



③ LOT 4 SW PERSPECTIVE



④ LOT 4 SE PERSPECTIVE

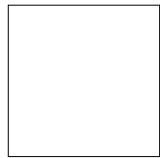
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PROJECT: 249, 259 & 271 RAILWAY TCE, SCHOFIELDS

DRAWING TITLE: PERSPECTIVE - LOT 4

DATE: Issue Date

SCALE @ A1

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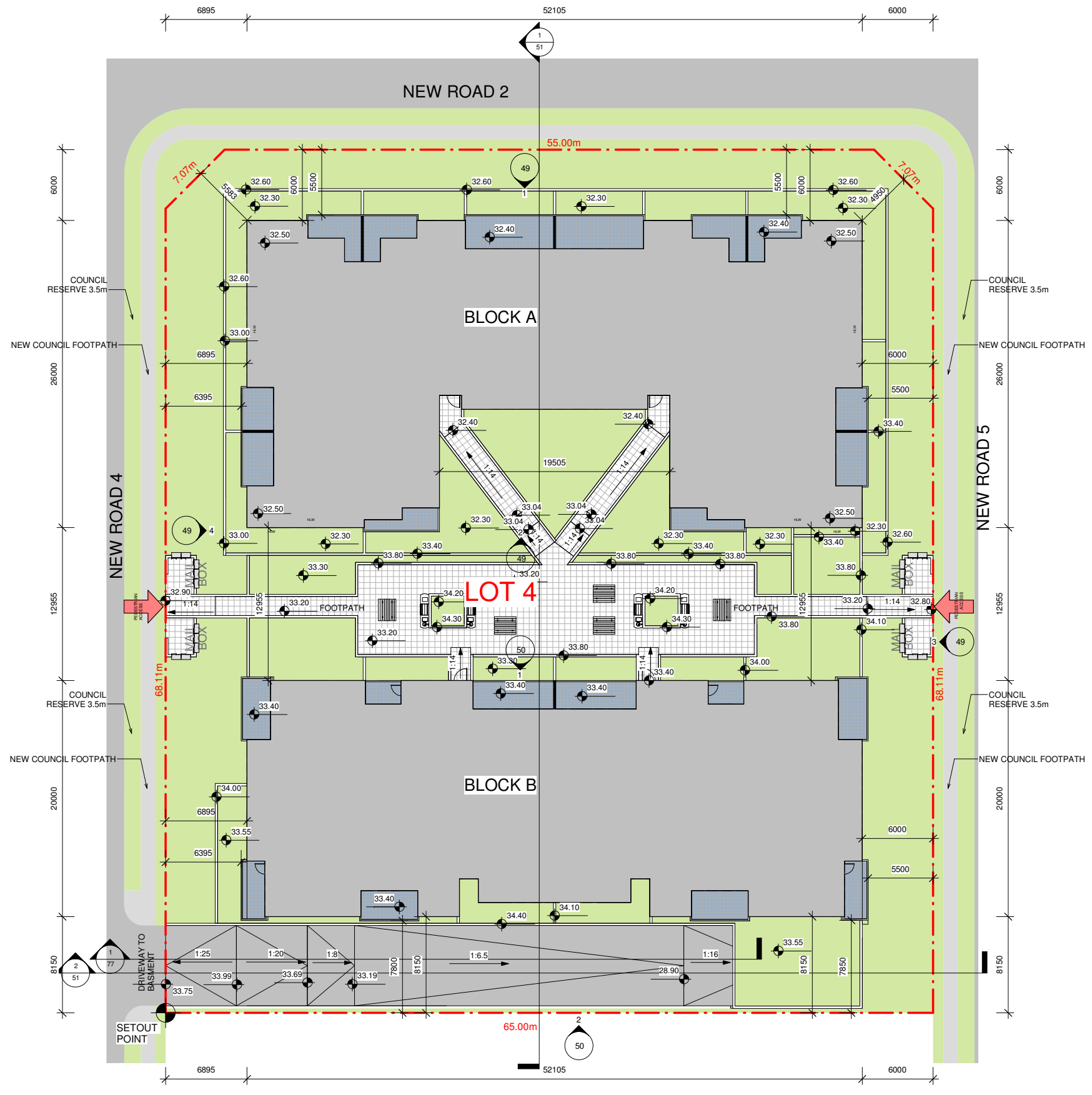
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DRAWING No.: 42 / 110

ISSUE: A

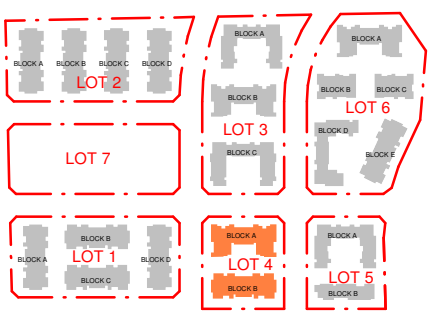
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1 LOT 4 SITE PLAN
1 : 200

KEY PLAN - LOT 4

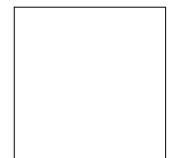


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DRAWING TITLE
SITE PLAN - LOT 4

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

SCALE @ A1

DRAWN

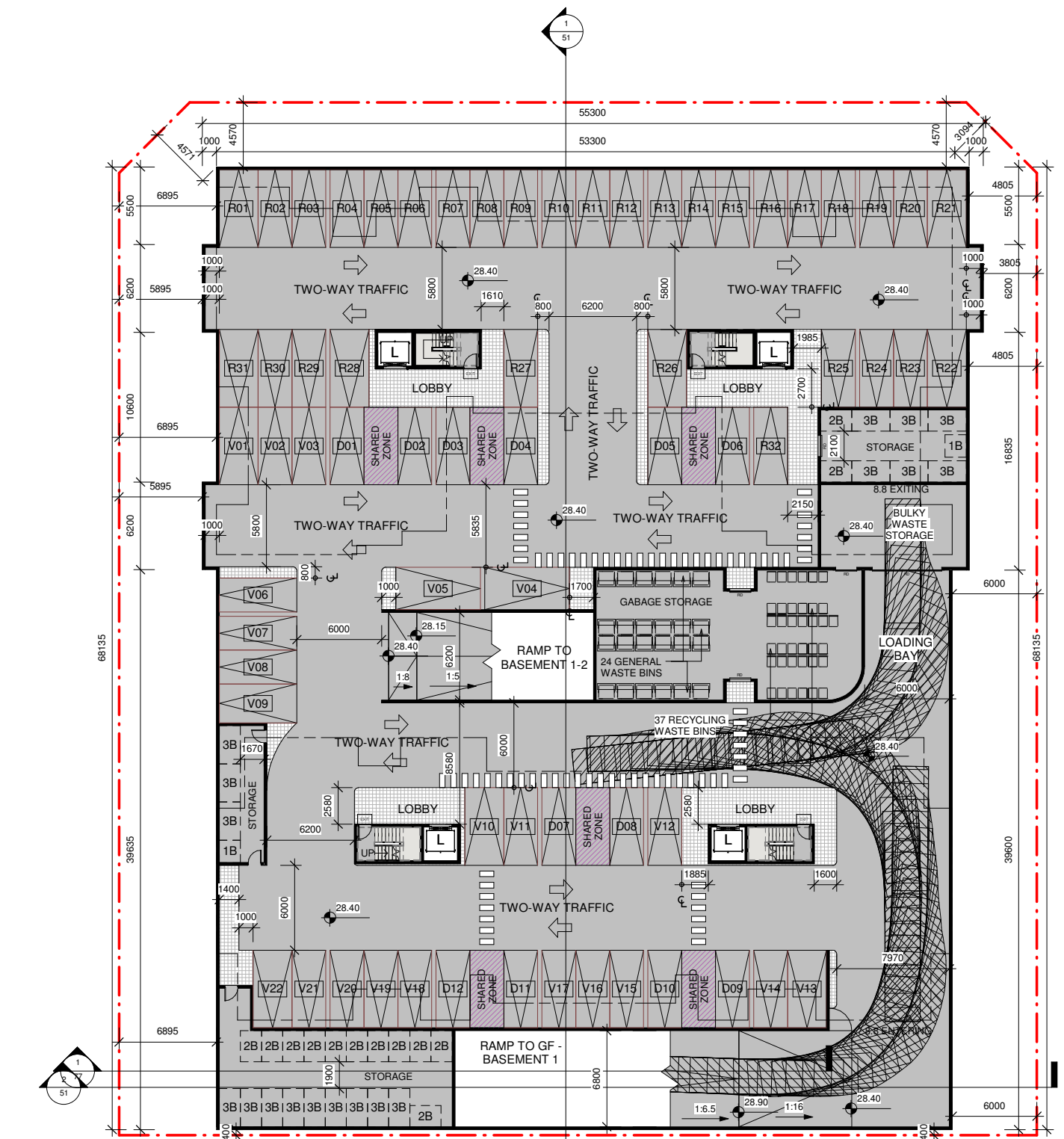
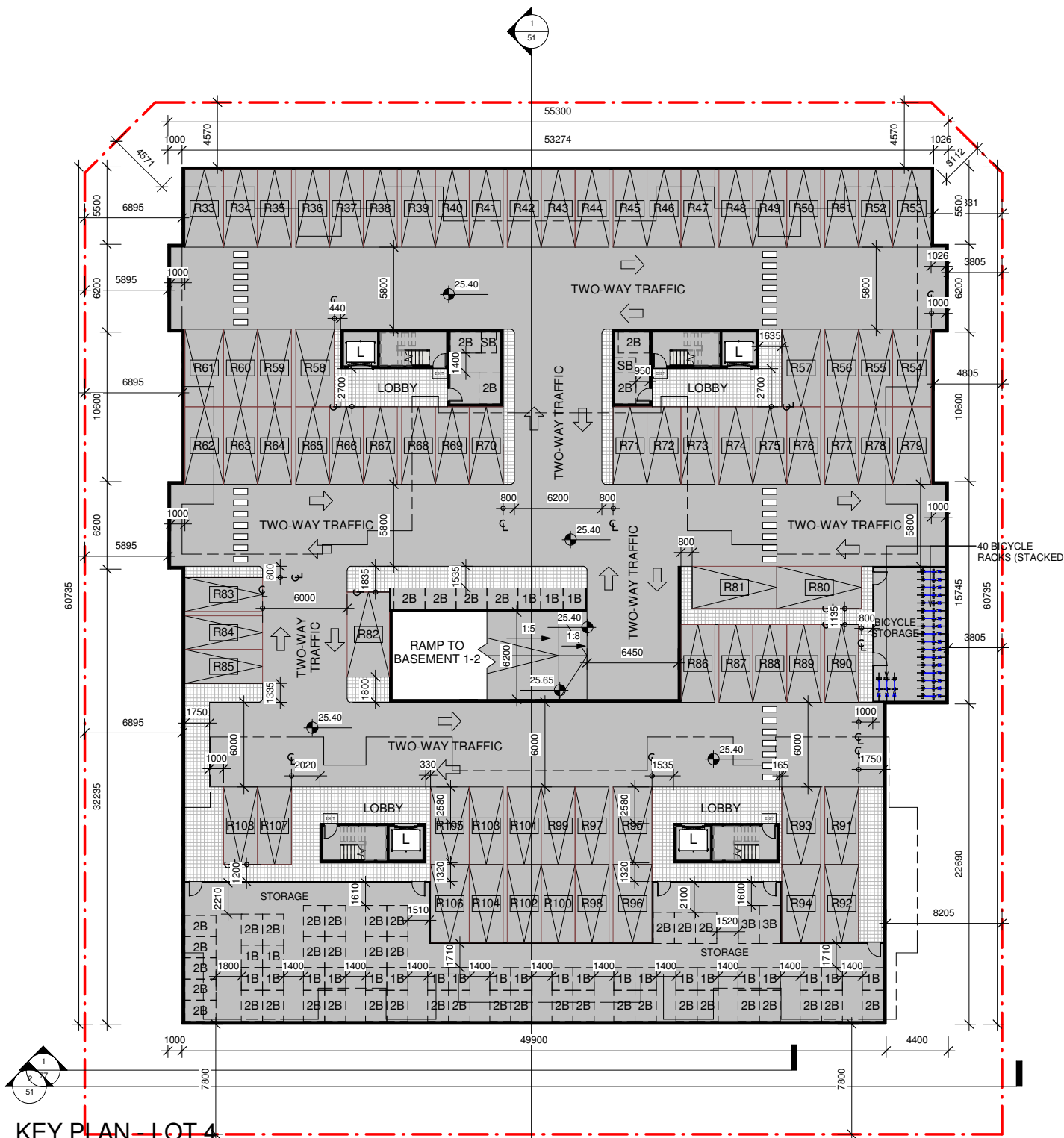
PROJECT NUMBER
108/16-17

DRAWING No.
44 / 110

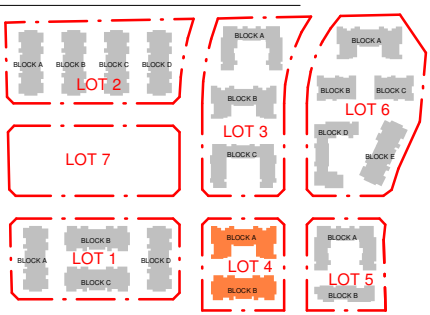
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Nominated Architect: Symon Ochudzawa (RAA 6865)





KEY PLAN LOT 4



1 LOT 4 BASEMENT PLAN BFL2
1:200

2 LOT 4 BASEMENT PLAN BFL1
1:200

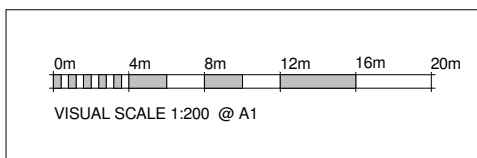
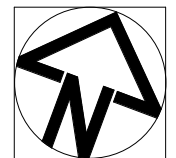
TOTAL CAR PARKING REQUIRED 142
TOTAL CAR PARKING PROVIDED 174

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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LOT 4 BASEMENT PLANS

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

SCALE @ A1

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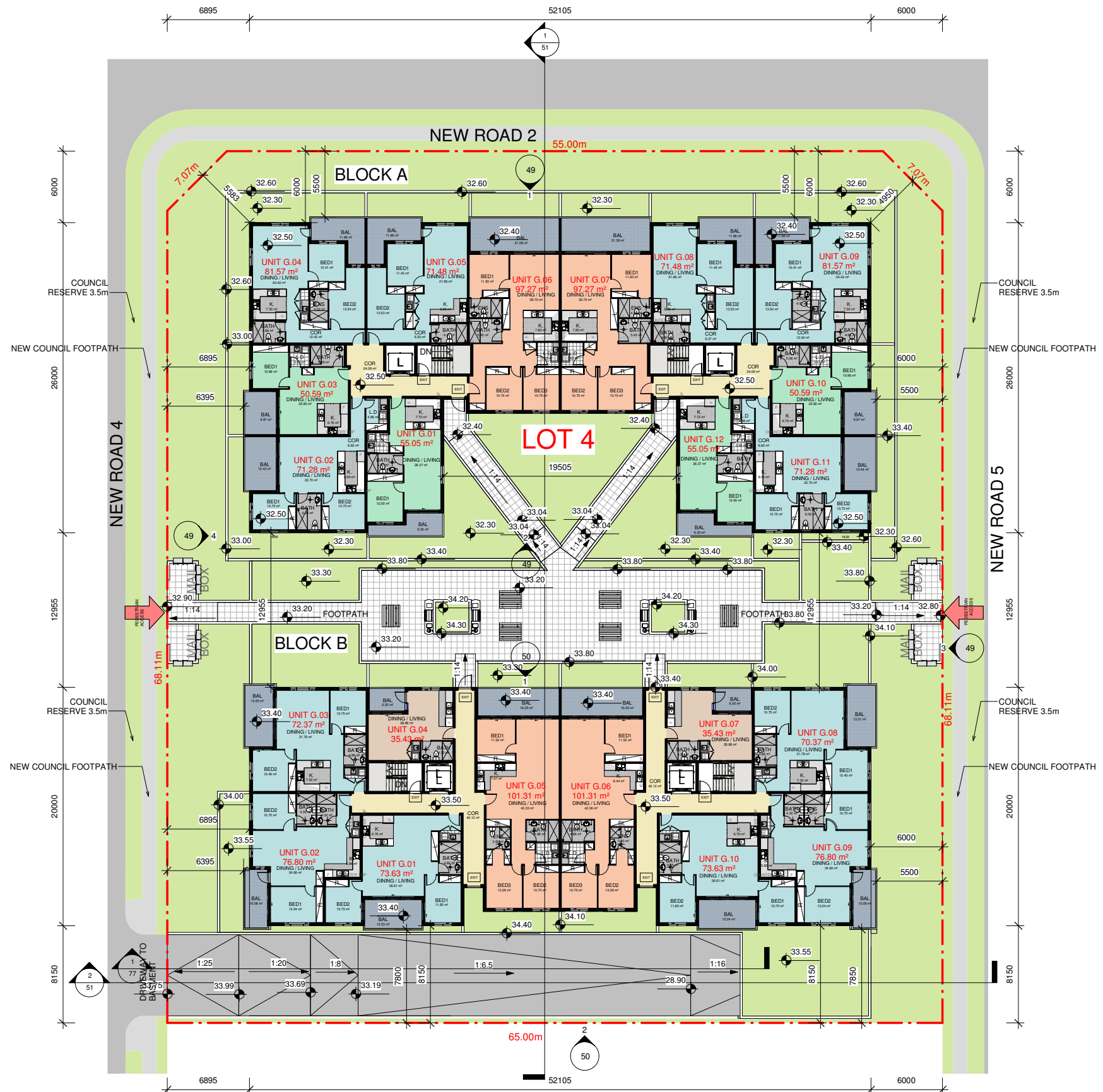
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108/16-17

DRAWING No.
45 / 110

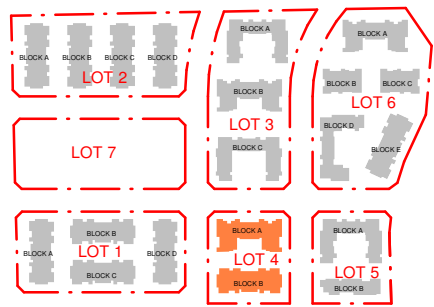
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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





KEY PLAN - LOT 4



1 LOT 4 GROUND FLOOR
1 : 200

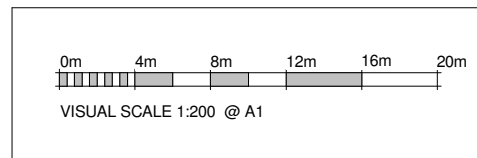
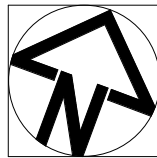
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DRAWING TITLE
LOT 4 GROUND FLOOR

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

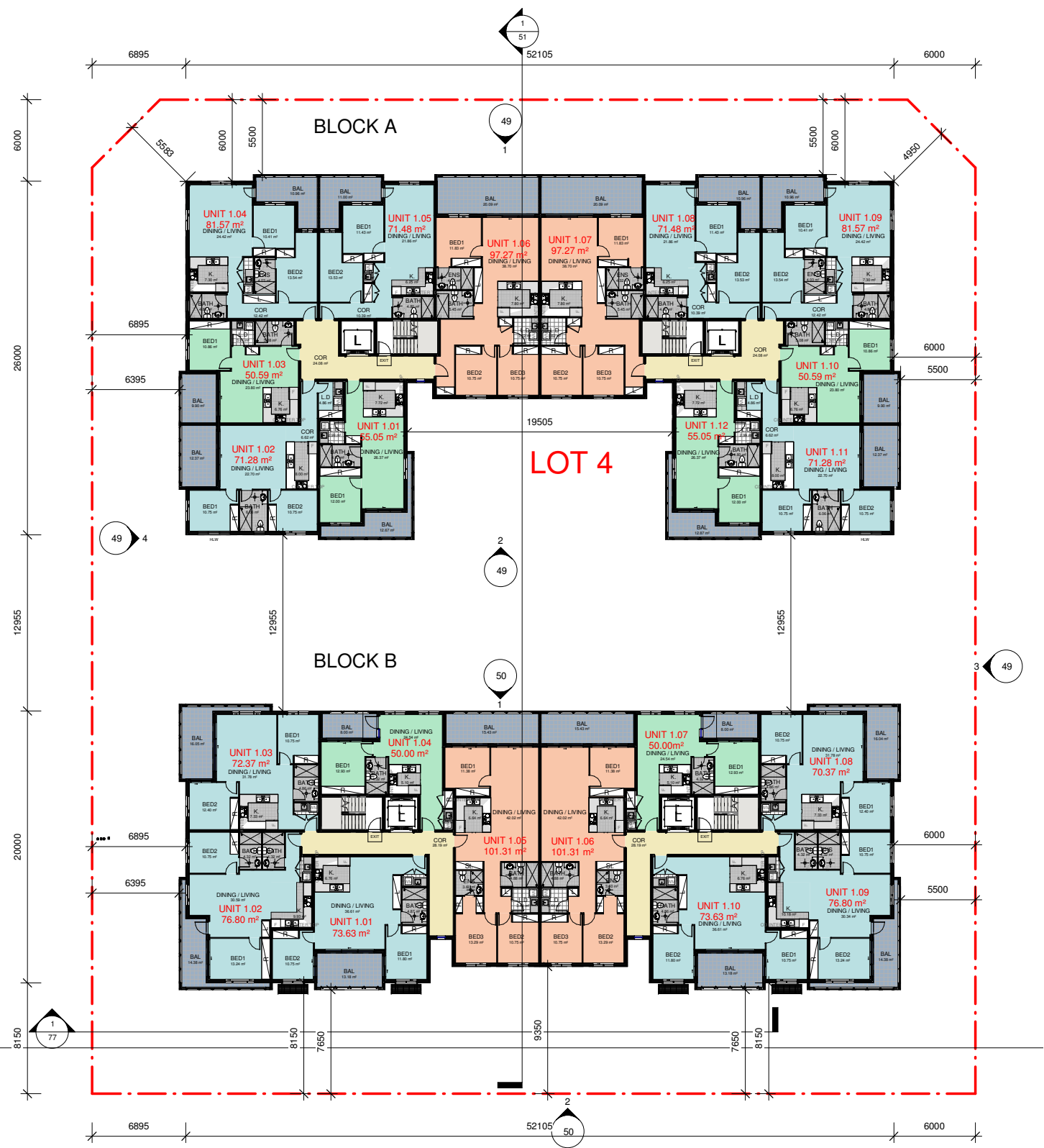
DATE
Issue Date

SCALE @ A1
DRAWING No. 46 / 110

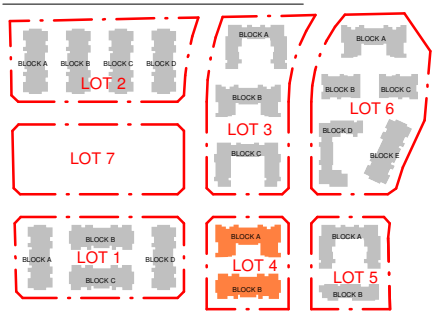
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Nominated Architect: Symon Ochudzawa (RAA 6865)





KEY PLAN - LOT 4



1 LOT 4 TYPICAL FLOOR PLAN
1 : 200

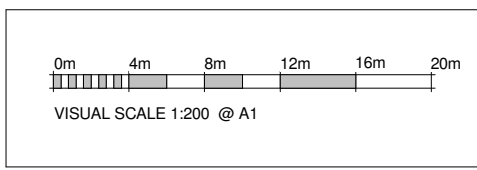
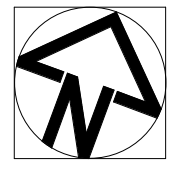
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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LOT 4 TYPICAL FLOOR PLAN

DATE
108/16-17

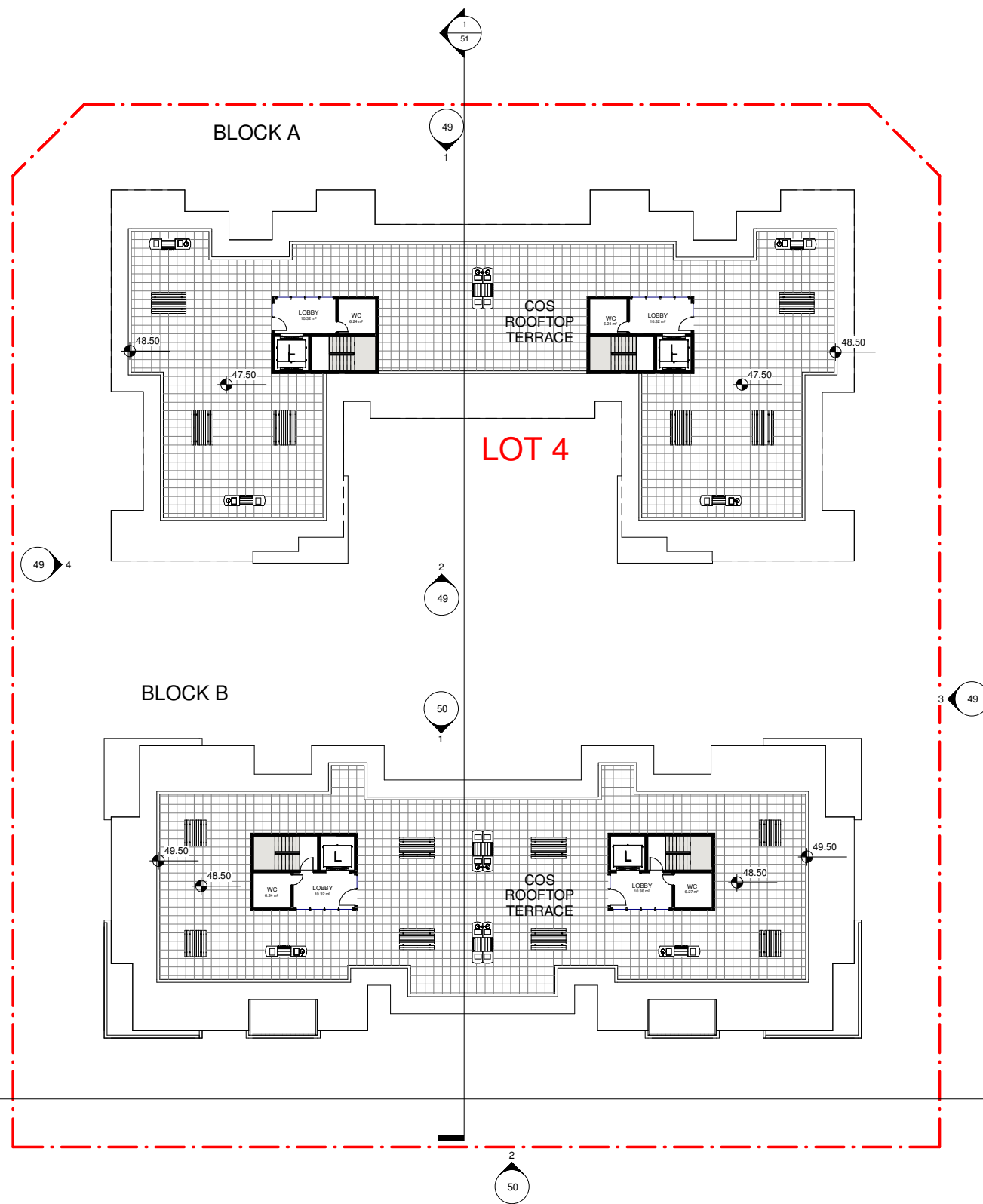
SCALE @ A1
47 / 110

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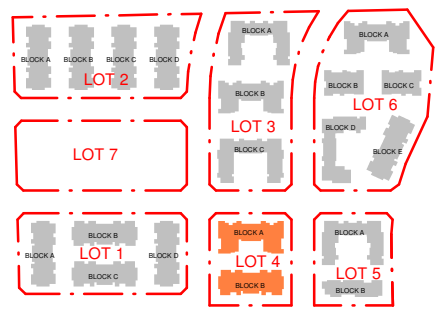
PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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KEY PLAN - LOT 4



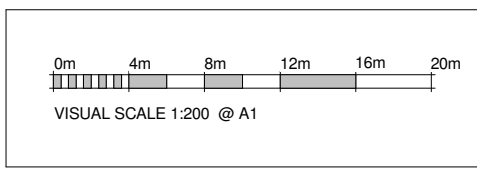
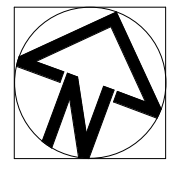
1 LOT 4 ROOF TERRACE
1 : 200

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LOT 4 ROOF PLAN

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1 LOT4 BLOCK A NORTH ELEVATION
1 : 200



2 LOT4 BLOCK A SOUTH ELEVATION
1 : 200



3 LOT4 EAST ELEVATION
1 : 200



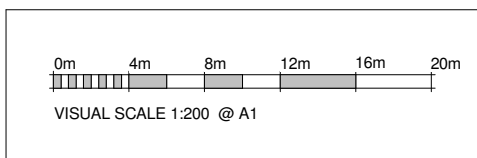
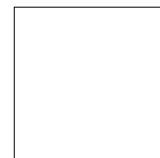
4 LOT4 WEST ELEVATION
1 : 200

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LOT4 ELEVATIONS

DATE
Issue Date

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DRAWING No. 49 / 110

ISSUE
108/16-17

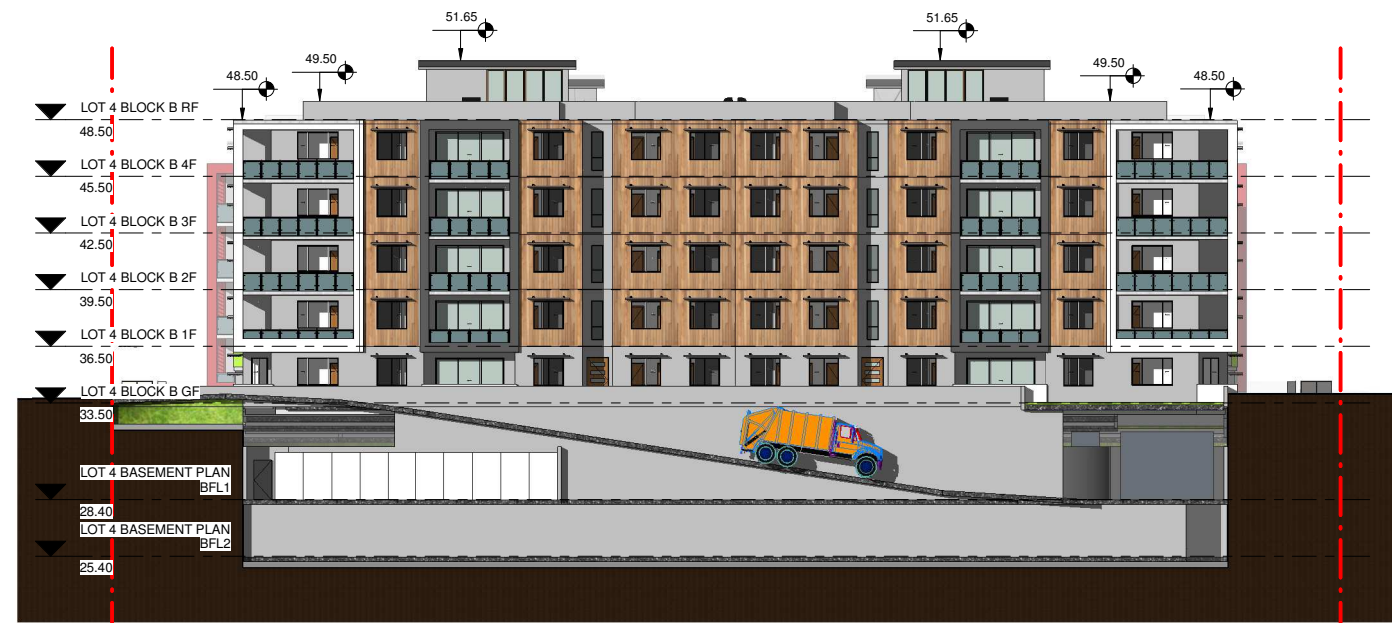
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1 LOT4 BLOCK B NORTH ELEVATION
1 : 200



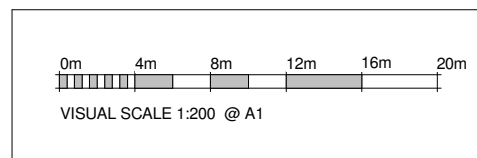
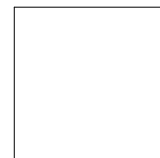
2 LOT4 BLOCK B SOUTH ELEVATION
1 : 200

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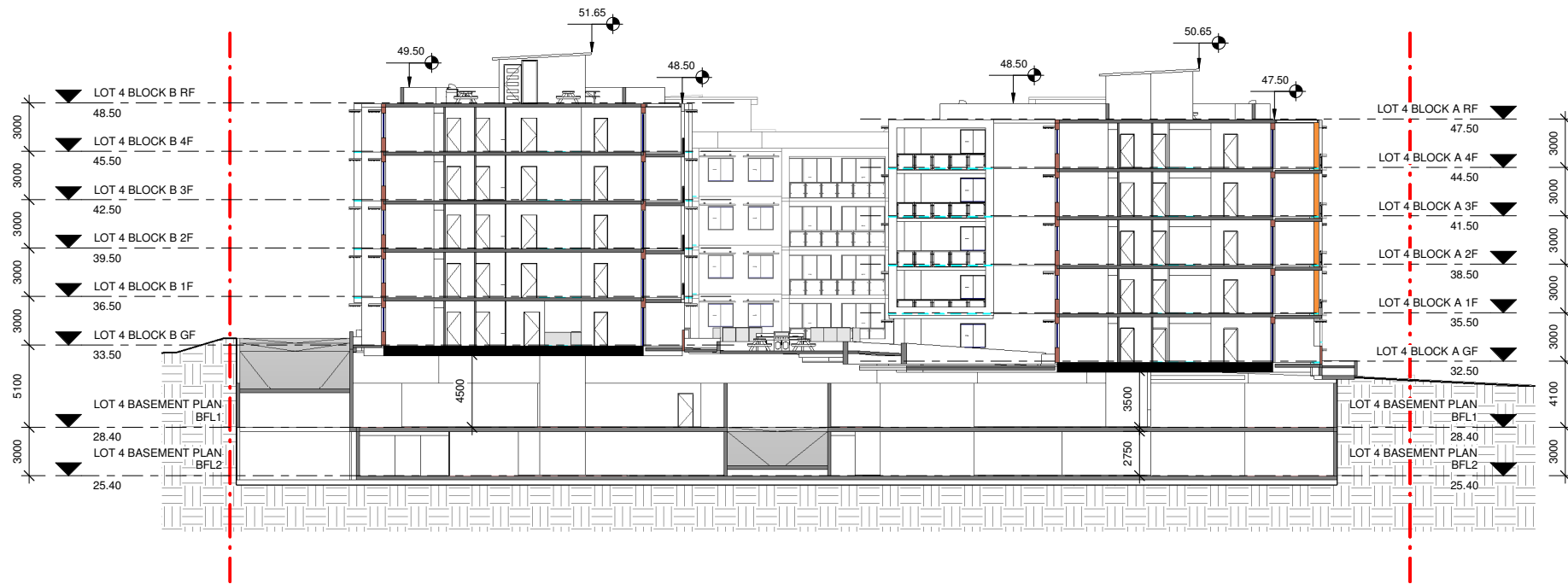
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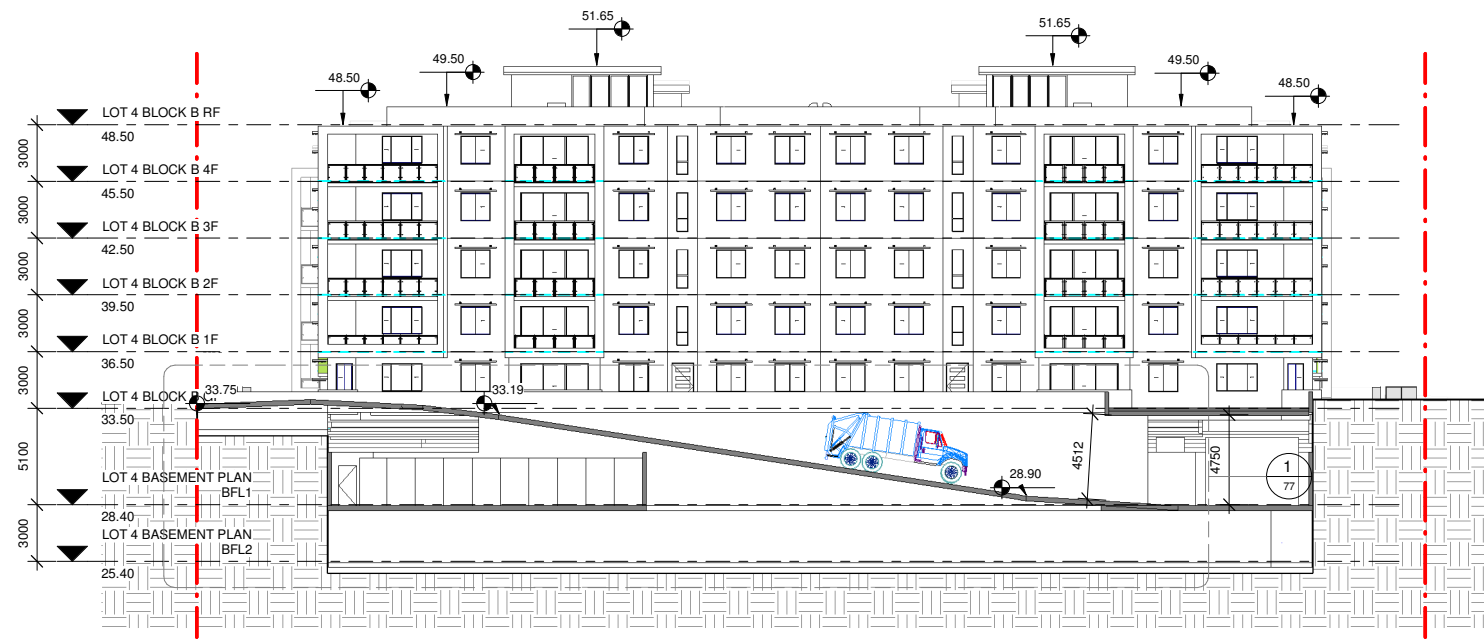
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1 LOT 4 SECTION A
1 : 200



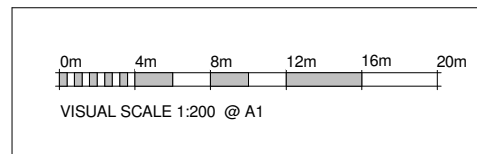
2 LOT 4 SECTION B
1 : 200

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LOT 4 SECTIONS

PROJECT
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SCHOFIELDS

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108/16-17

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 SITE VISUALISATION - LOT 5

PROJECT
 249, 259 & 271 RAILWAY TCE,
 SCHOFIELDS

DATE
 Issue Date

SCALE @ A1

DRAWN

PROJECT NUMBER
108/16-17

DRAWING No.
 52 /110

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





① LOT 5 NE PERSPECTIVE



② LOT 5 NW PERSPECTIVE



③ LOT 5 SE PERSPECTIVE



④ LOT 5 SW PERSPECTIVE

AMENDMENTS			
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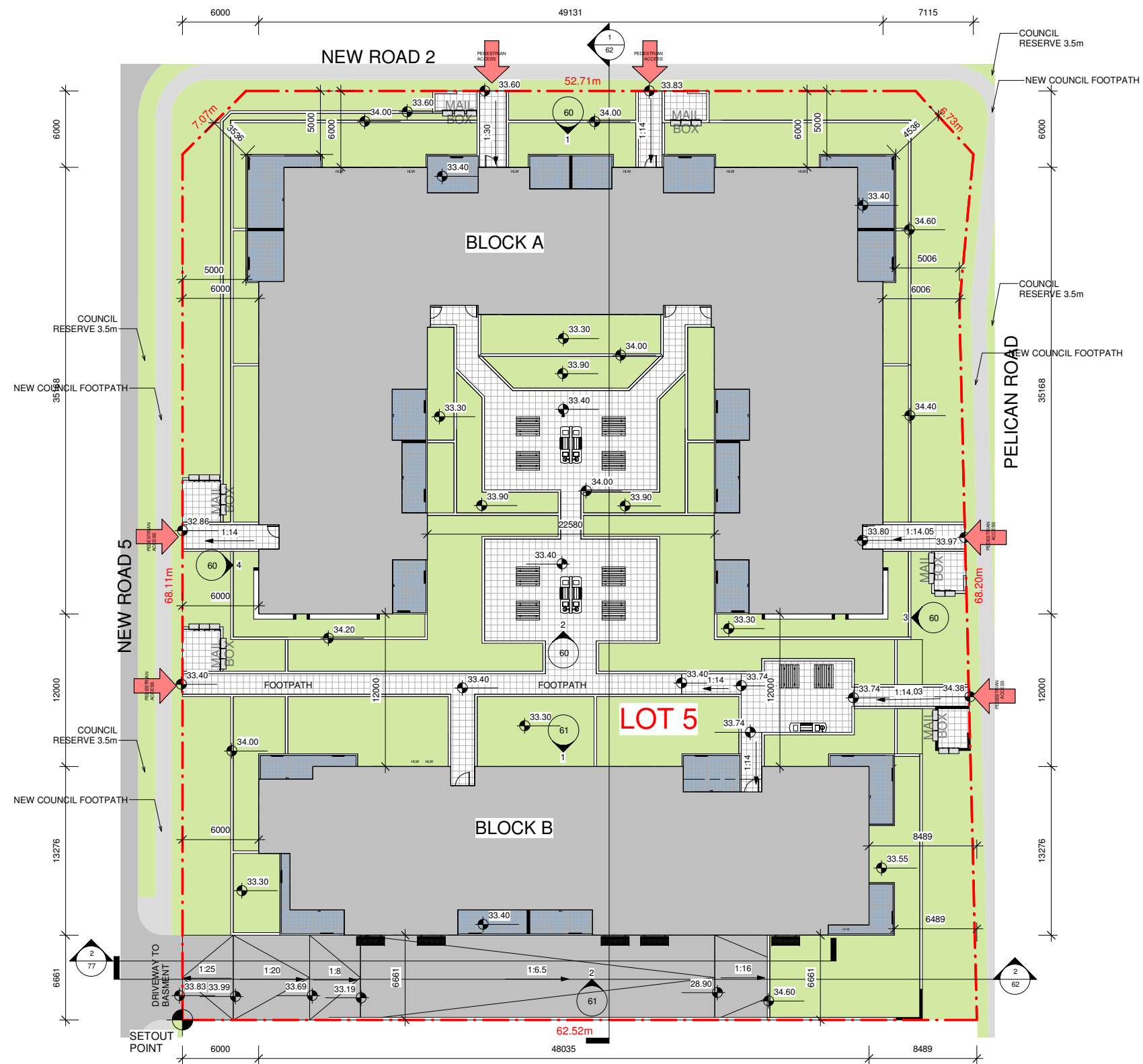
CLIENT: PROVINCIAL INVESTMENTS (NSW) P/L
 PROJECT: 249, 259 & 271 RAILWAY TCE, SCHOFIELDS

DRAWING TITLE: PERSPECTIVE - LOT 5

DATE: Issue Date
 SCALE @ A1
 DRAWN: 53 / 110
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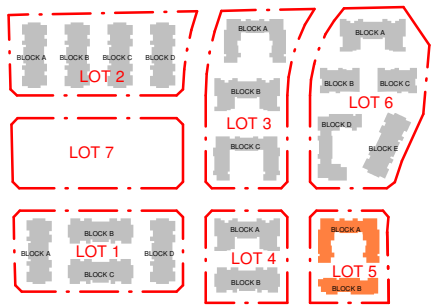
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1 LOT 5 SITE PLAN
1 : 200

KEY PLAN - LOT 5

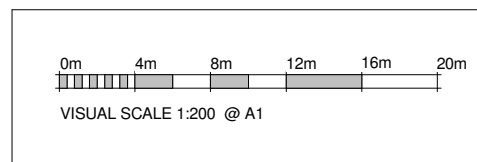
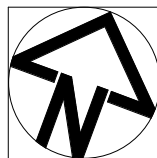


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DRAWING TITLE
SITE PLAN - LOT 5

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

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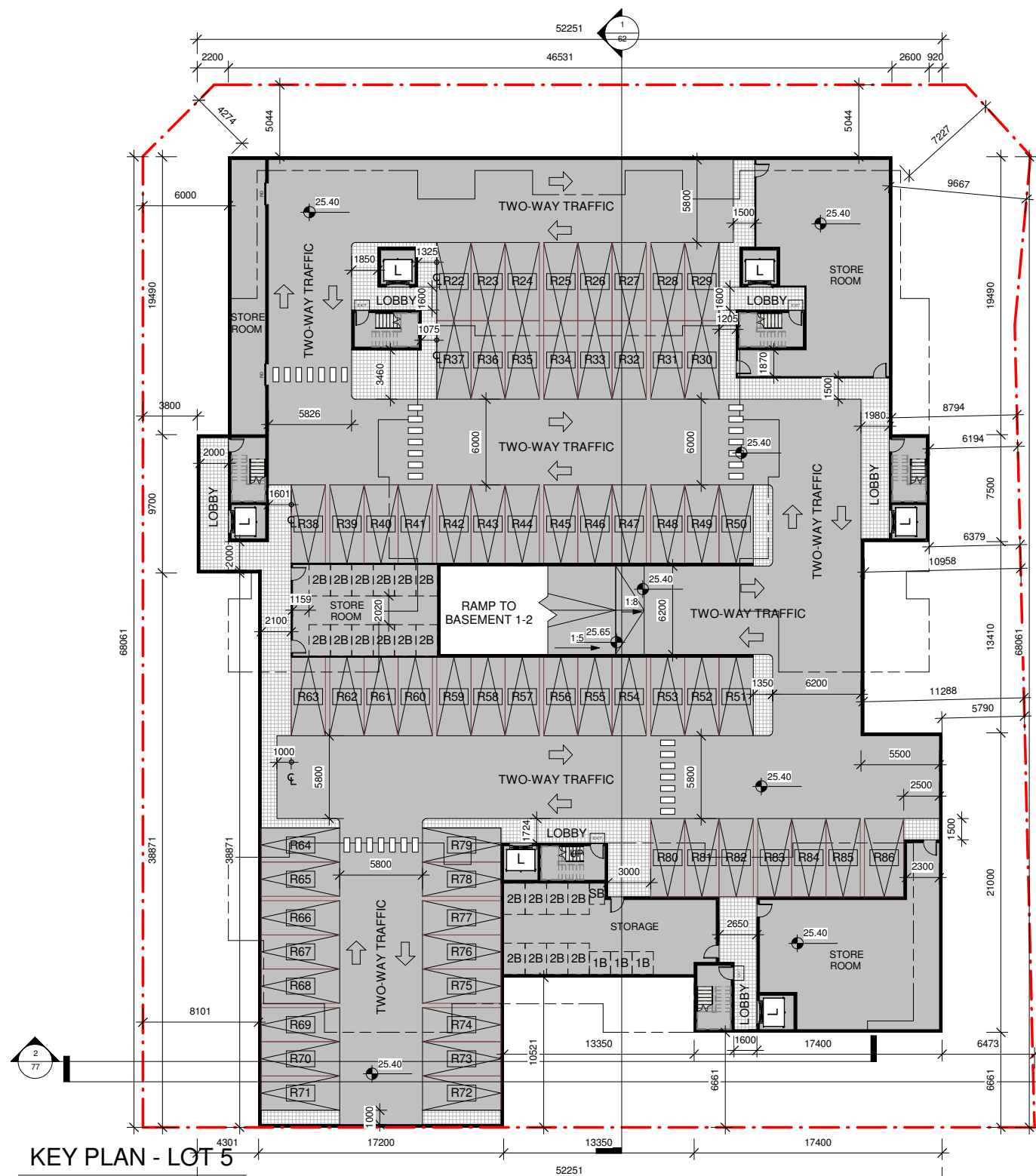
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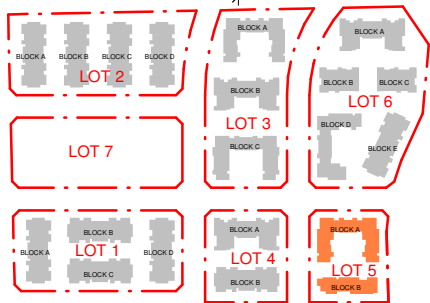
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Nominated Architect: Symon Ochudzawa (RAA 6865)

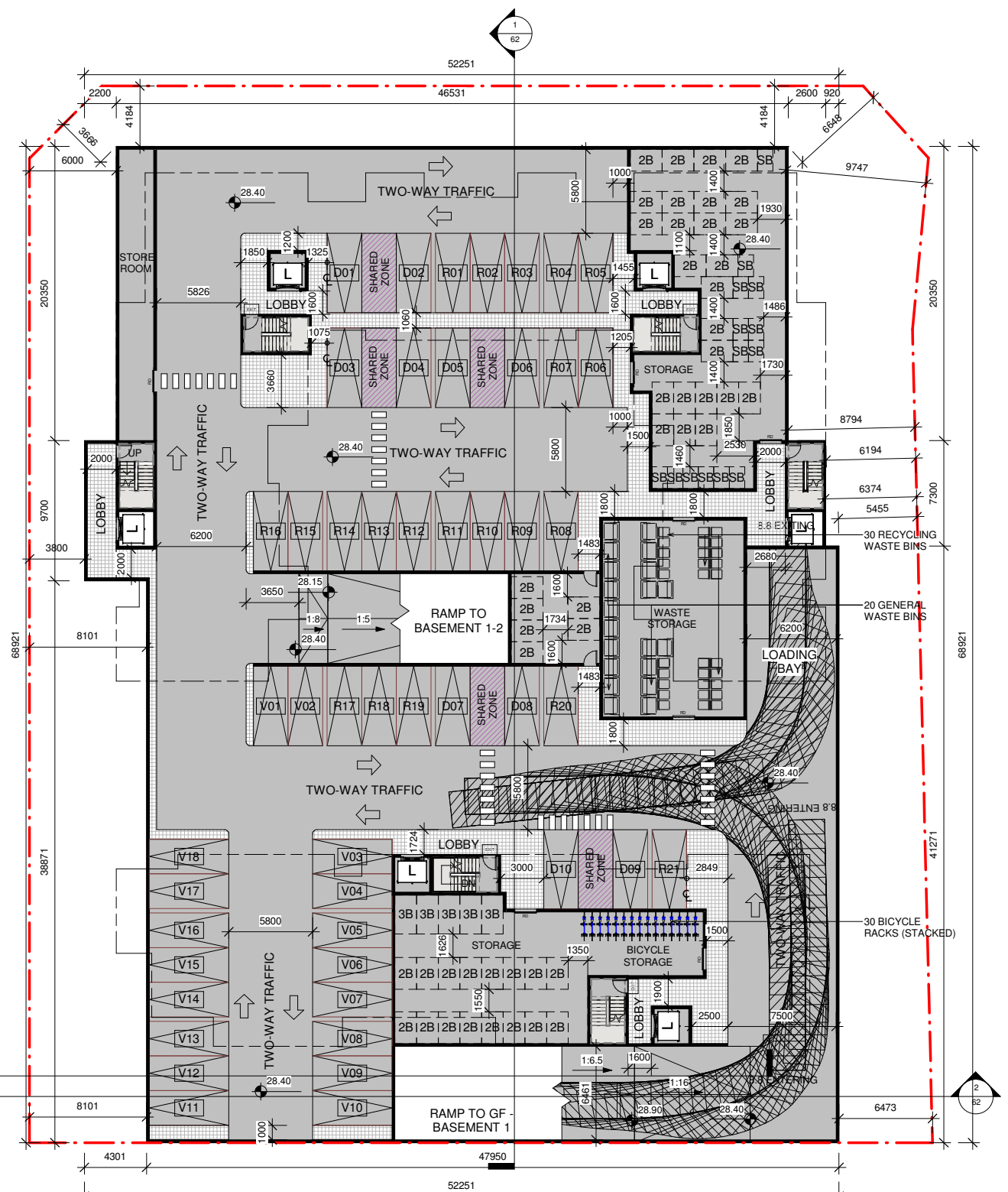




KEY PLAN - LOT 5



1 LOT 5 BASEMENT PLAN BFL2
1 : 200



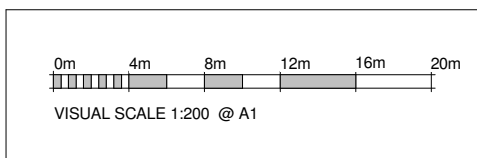
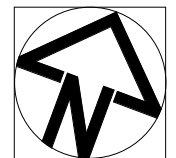
2 LOT 5 BASEMENT PLAN BFL1
1 : 200

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PROJECT
249, 259 & 271 RAILWAY TCE,
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LOT 5 BASEMENT PLANS

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56 / 110

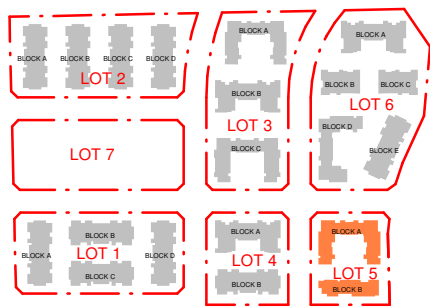
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ABN 70 119 846 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)





KEY PLAN - LOT 5



1 LOT 5 GROUND FLOOR
1 : 200

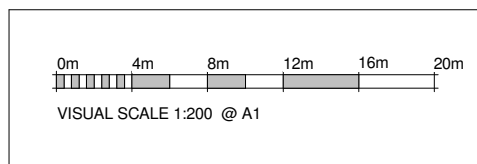
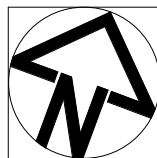
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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DATE
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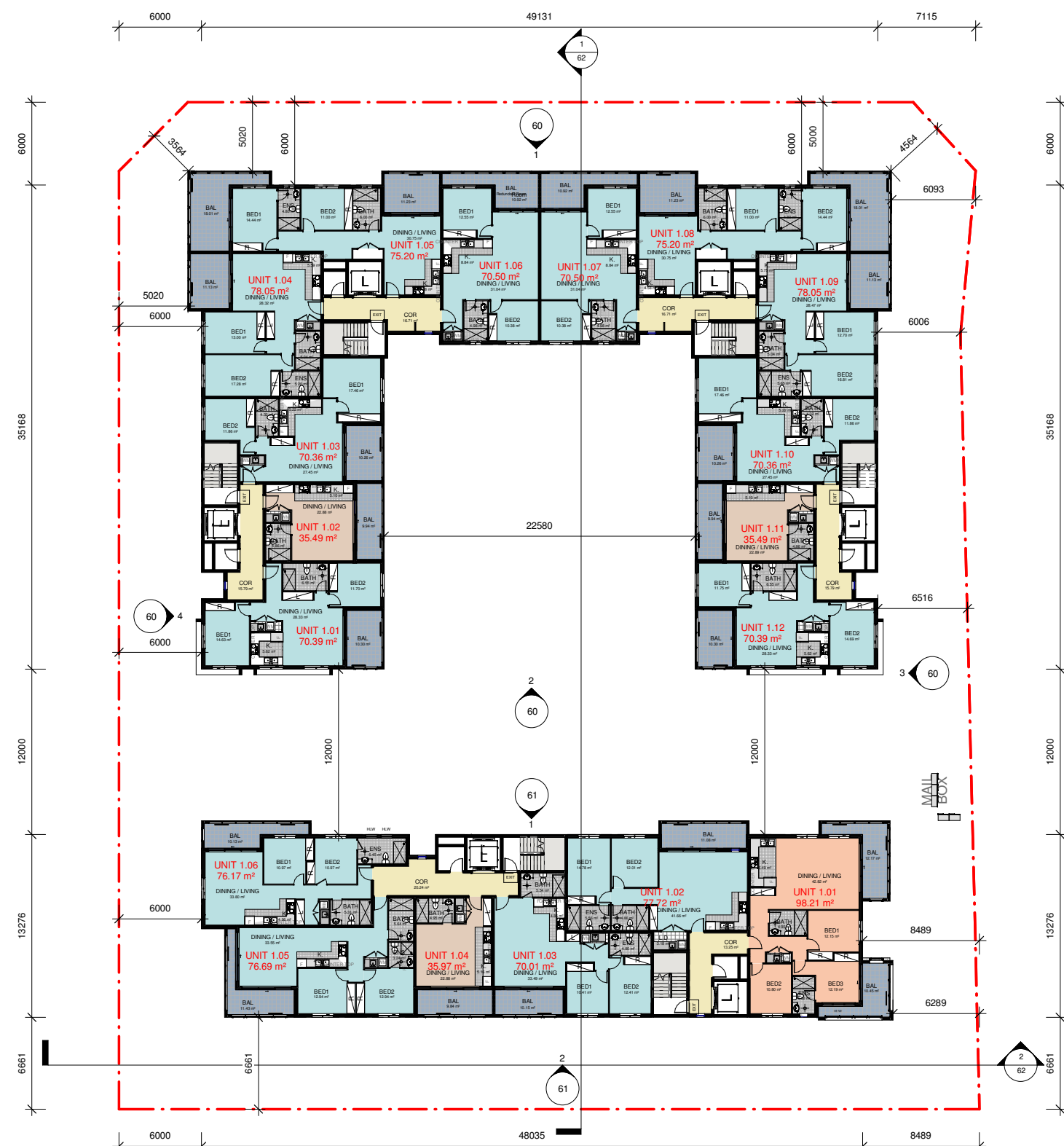
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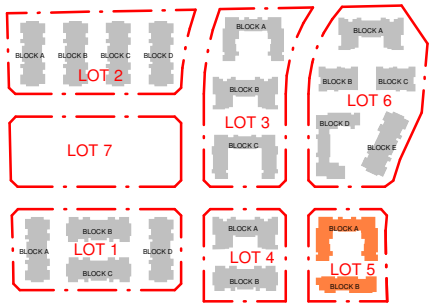




1 LOT 5 TYPICAL FLOOR PLAN
1 : 200

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

KEY PLAN - LOT 5

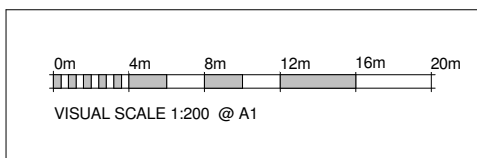
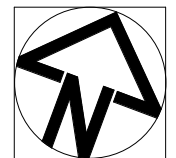


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LOT 5 TYPICAL FLOOR PLAN

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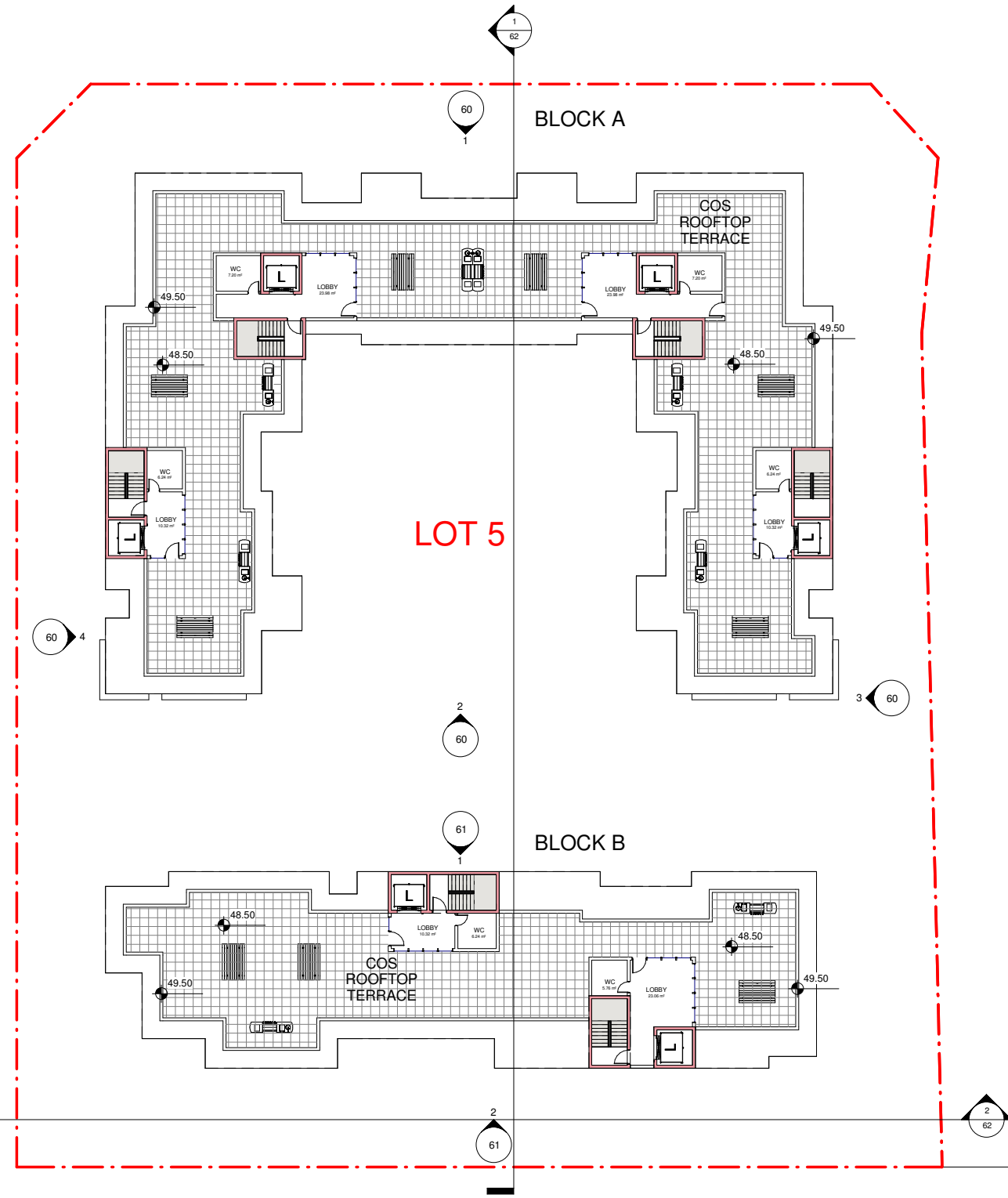
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58 / 110

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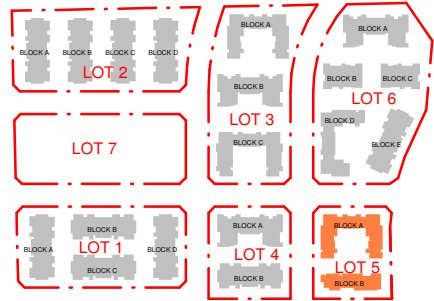
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KEY PLAN - LOT 5



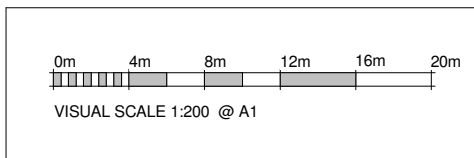
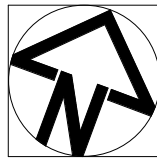
1 LOT 5 ROOF TERRACE
1 : 200

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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LOT 5 ROOF PLAN

PROJECT
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Nominated Architect: Symon Ochudzawa (RAA 6865)

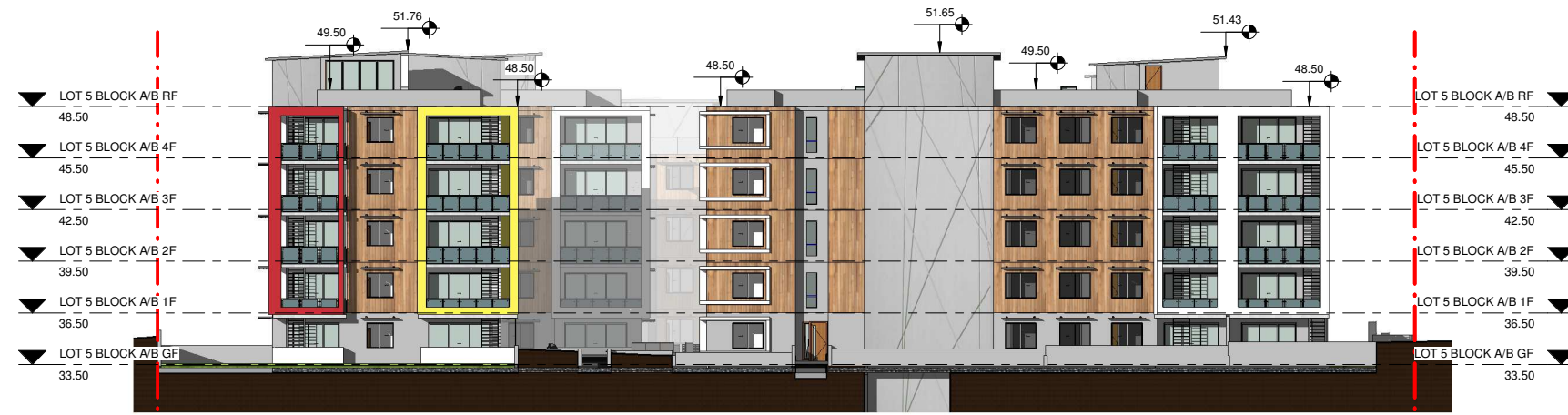




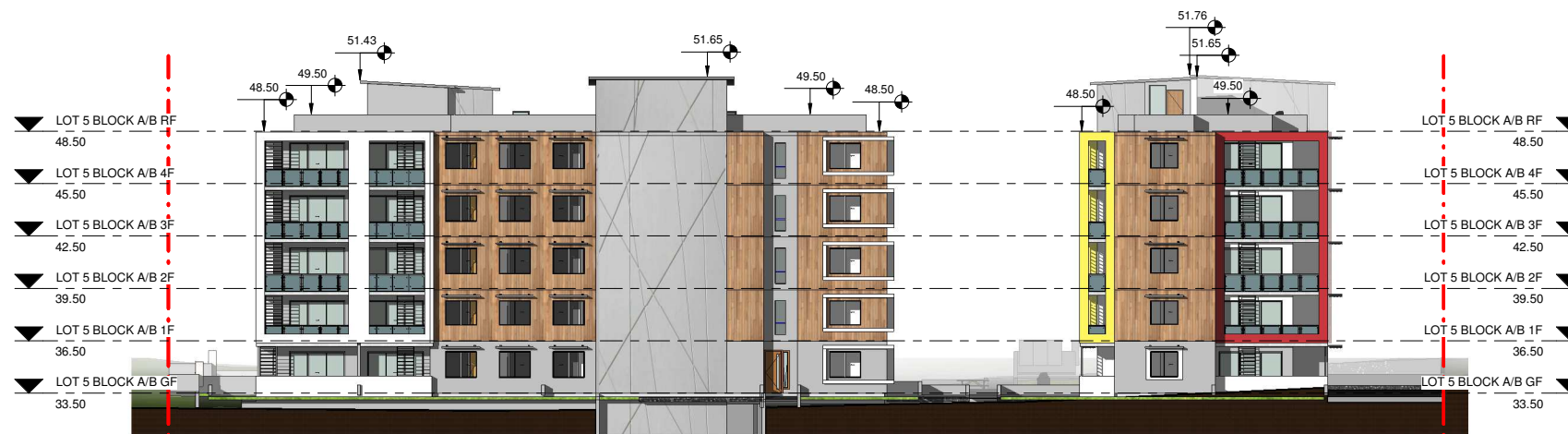
1 LOT5 BLOCK A NORTH ELEVATION
1 : 200



2 LOT5 BLOCK A SOUTH ELEVATION
1 : 200



3 LOT5 EAST ELEVATION
1 : 200



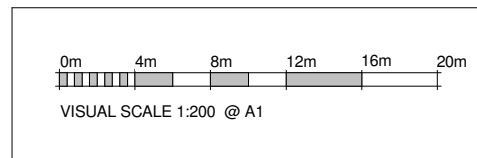
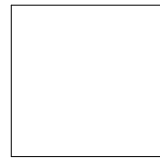
4 LOT5 WEST ELEVATION
1 : 200

AMENDMENTS		APPROVED	SIGNED	DATE
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LOT5 ELEVATIONS

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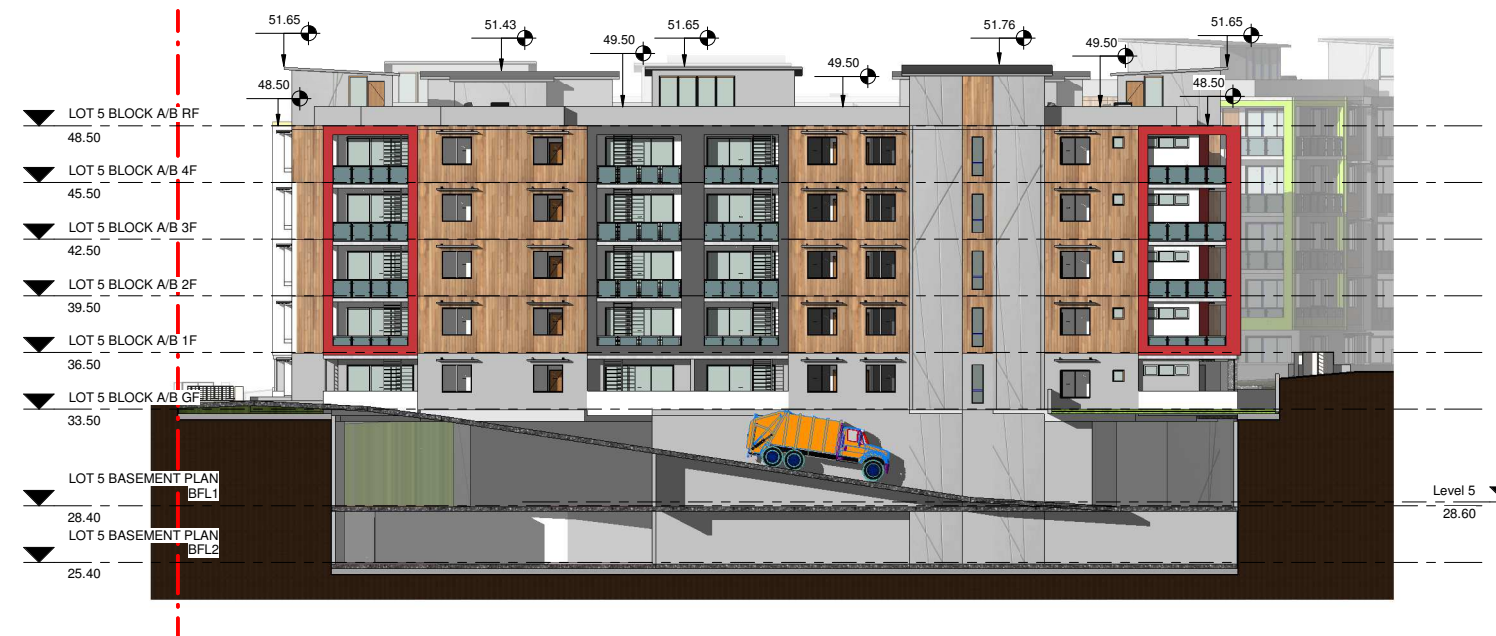
PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT5 BLOCK B NORTH ELEVATION
1 : 200



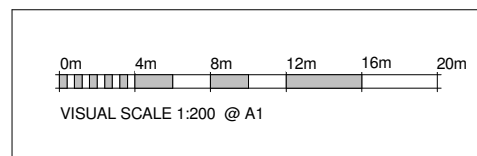
2 LOT5 BLOCK B SOUTH ELEVATION
1 : 200

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LOT5 ELEVATIONS

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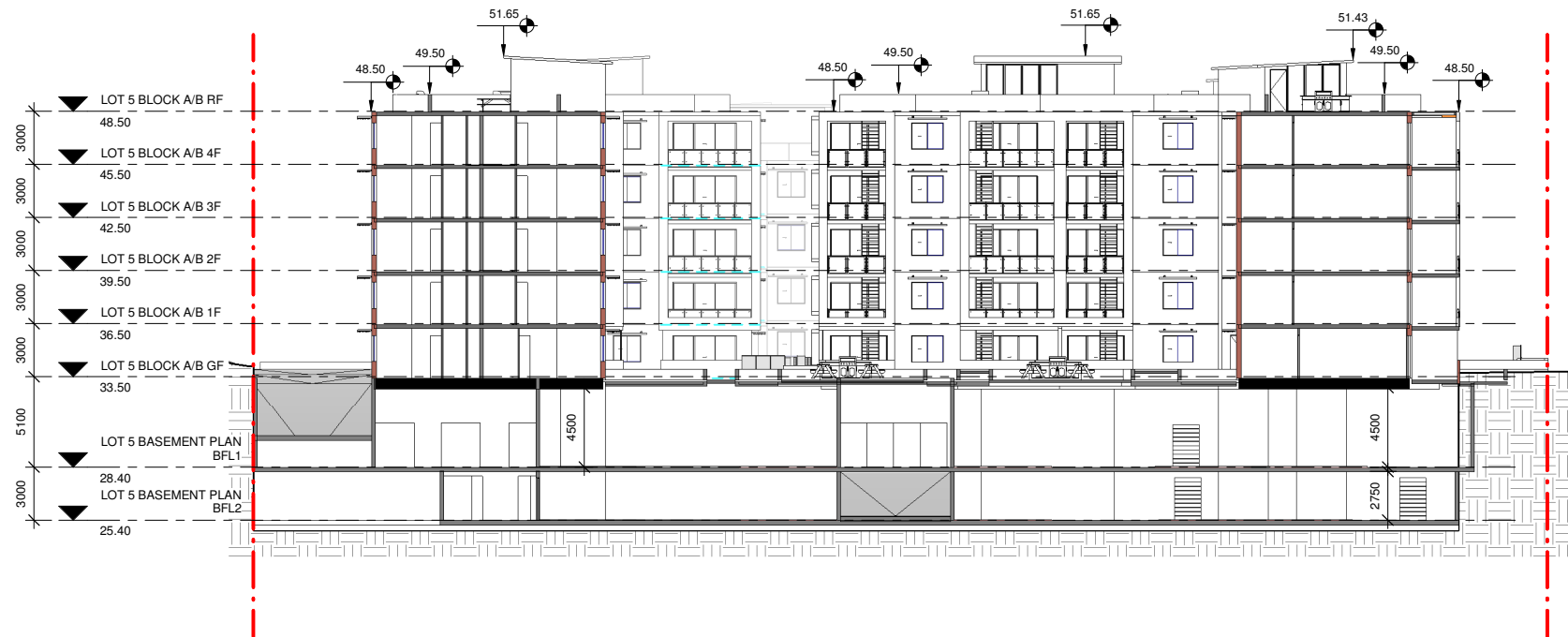
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ABN 70 119 946 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT 5 SECTION A
1 : 200



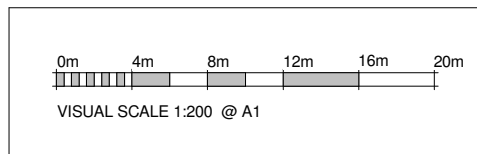
2 LOT 5 SECTION B
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AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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LOT 5 SECTIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
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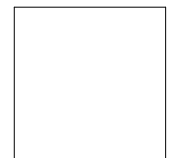
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DRAWING TITLE
 SITE VISUALISATION - LOT 6

PROJECT
 249, 259 & 271 RAILWAY TCE,
 SCHOFIELDS

DATE
 Issue Date

SCALE @ A1

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





① LOT 6 NW PERSPECTIVE



② LOT 6 NE PERSPECTIVE



③ LOT 6 SW PERSPECTIVE



④ LOT 6 SE PERSPECTIVE

AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	SIGNED
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PERSPECTIVE - LOT 6

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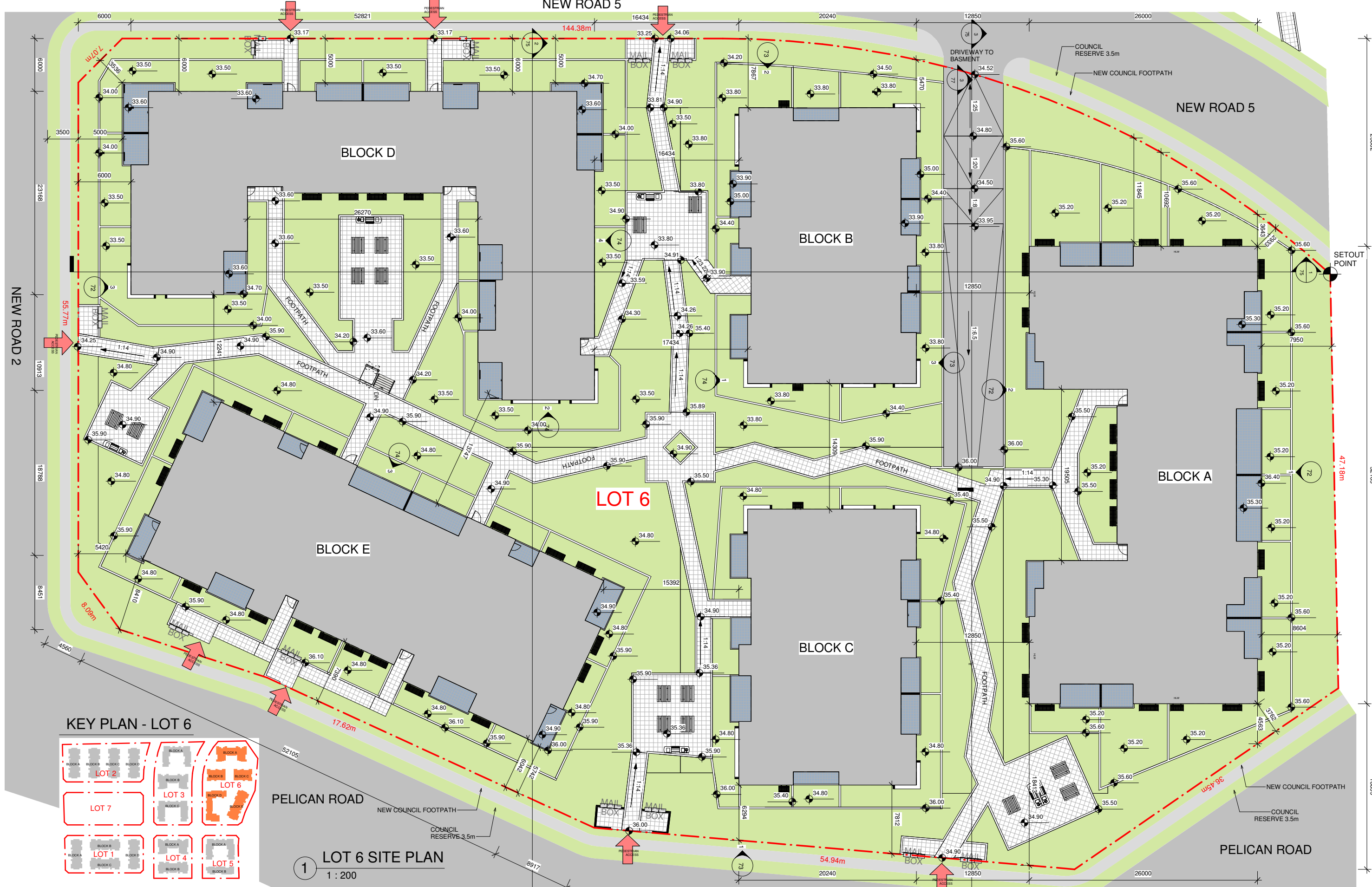
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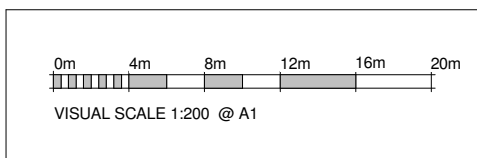
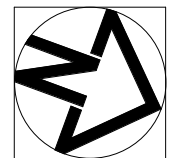
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SITE PLAN - LOT 6

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

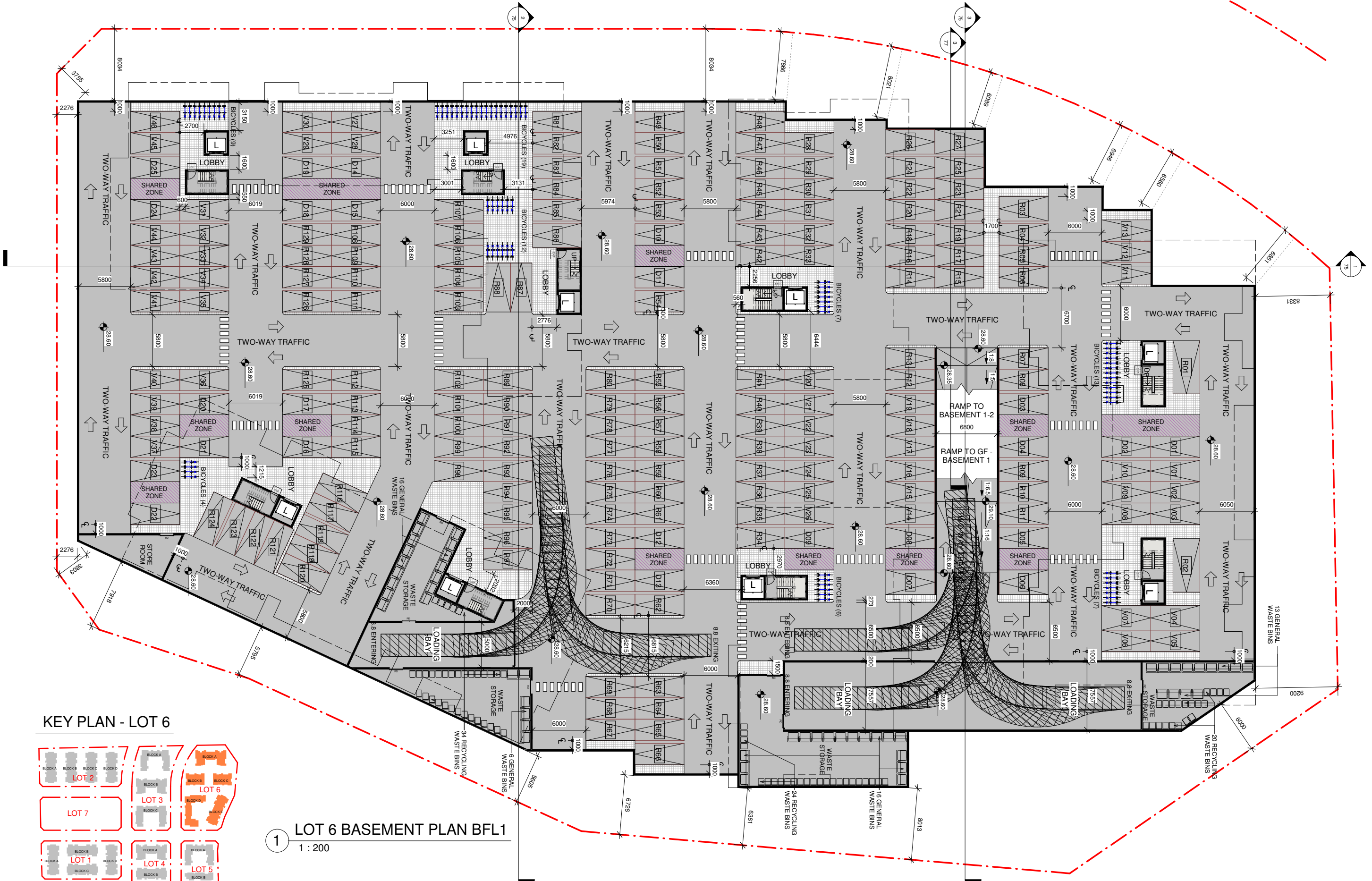
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ISSUE
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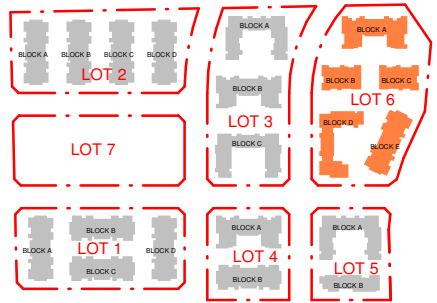
PROJECT NUMBER
108/16-17

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BELLA VISTA - NSW 2153 Australia
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W : www.jsarchitects.com.au
ABN 70 119 846 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)





KEY PLAN - LOT 6



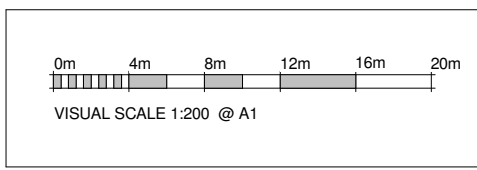
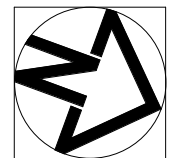
1 LOT 6 BASEMENT PLAN BFL1
1 : 200

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DRAWING TITLE
LOT 6 BASEMENT PLAN BFL1

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

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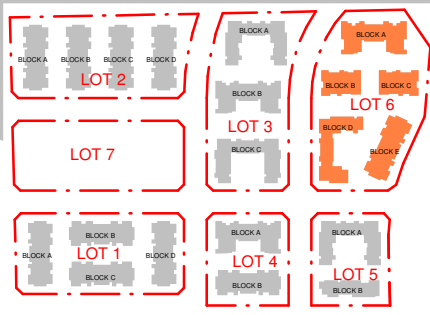
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KEY PLAN - LOT 6



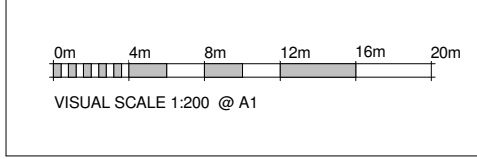
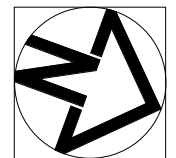
LOT 6 GROUND FLOOR
1 : 200

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LOT 6 GROUND FLOOR

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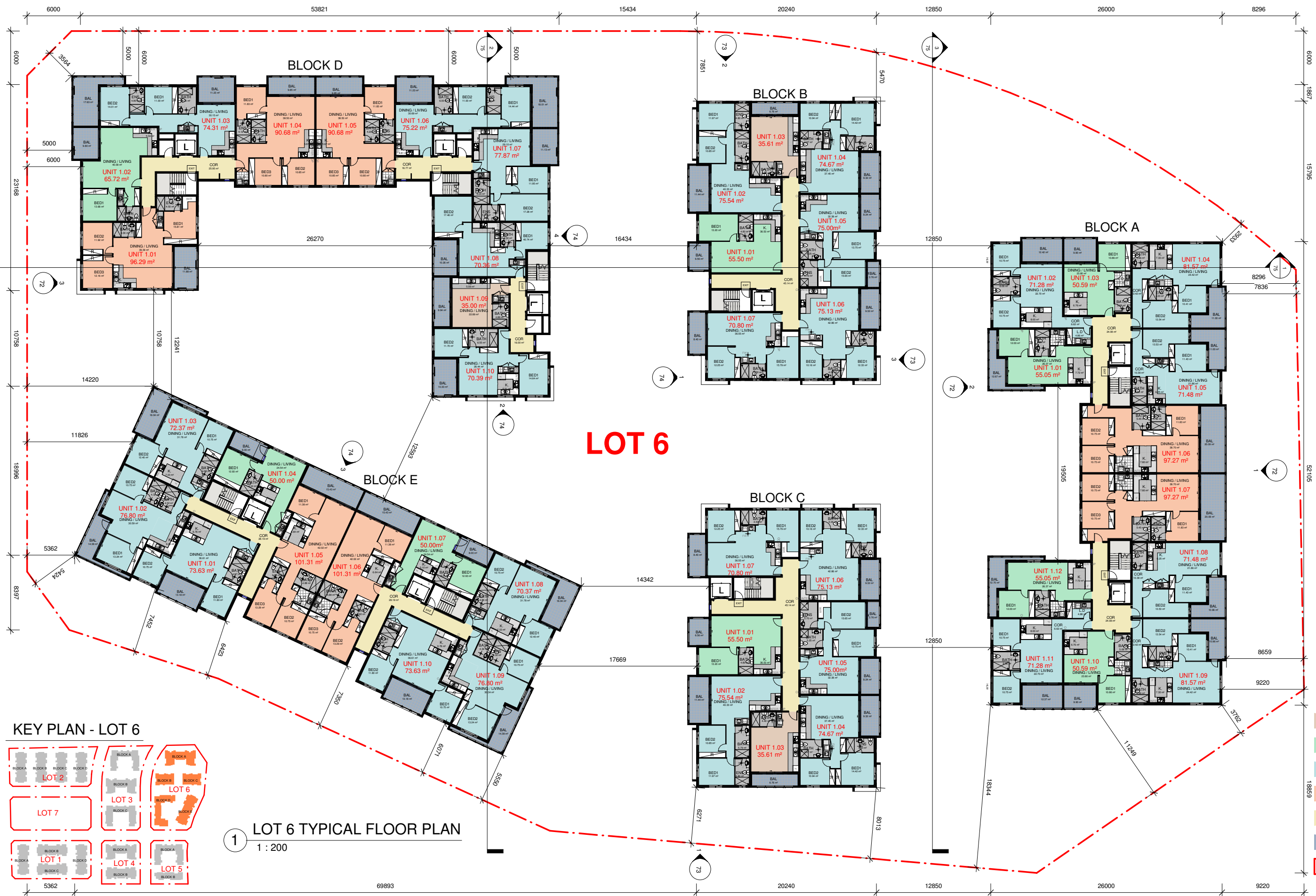
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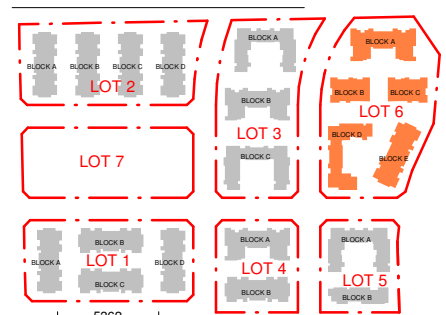
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LOT 6

KEY PLAN - LOT 6



1 LOT 6 TYPICAL FLOOR PLAN
1 : 200

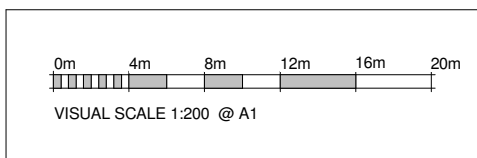
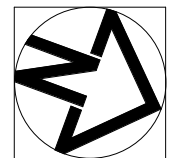
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CORRIDOR
- BALCONY
- BOUNDARY

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DRAWING TITLE
LOT 6 TYPICAL FLOOR PLAN

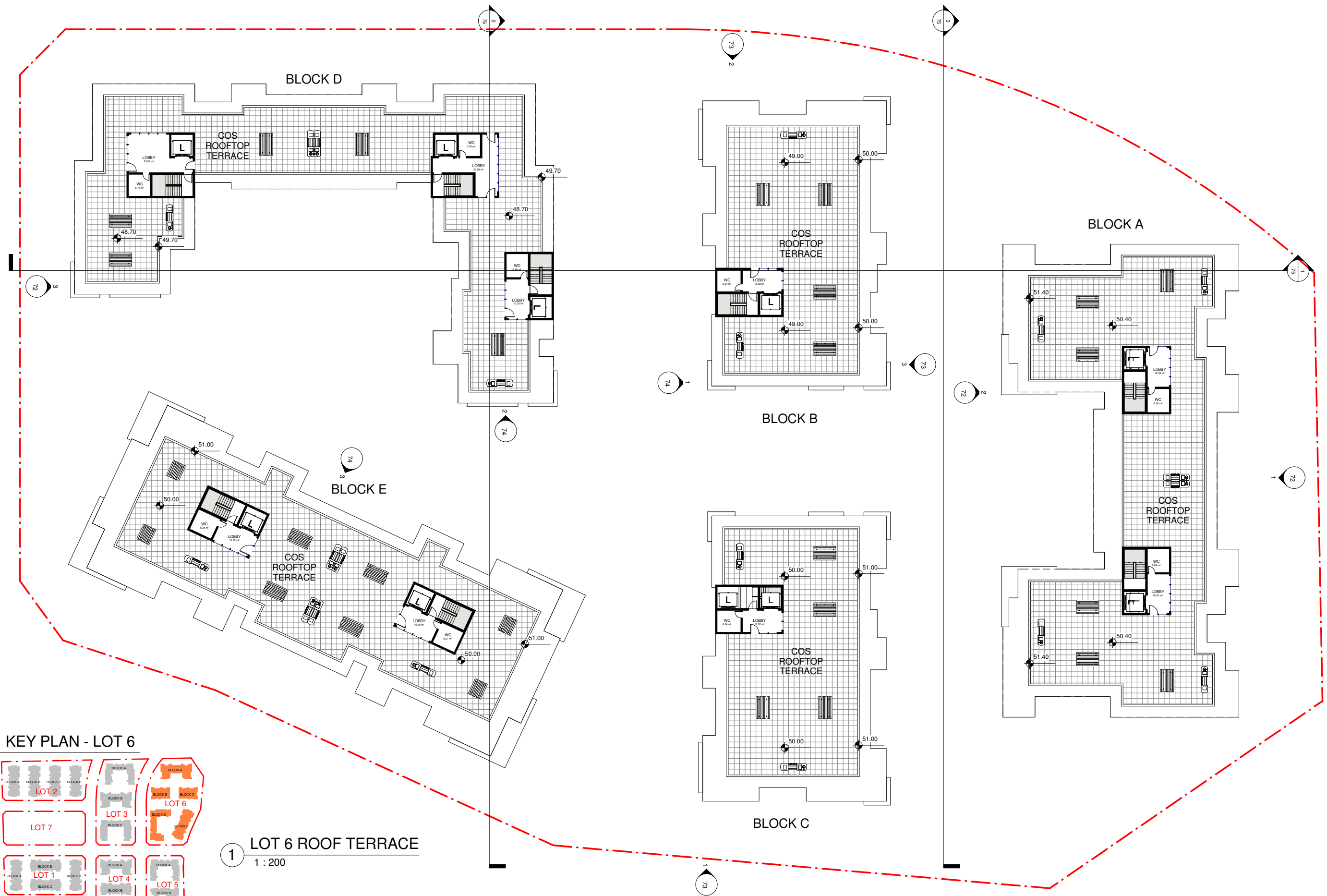
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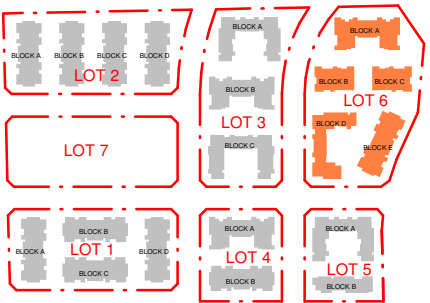
PROJECT
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KEY PLAN - LOT 6



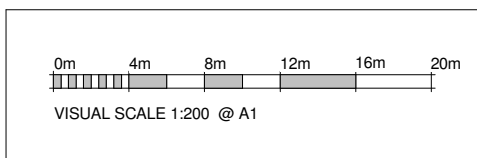
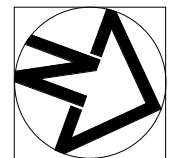
1 LOT 6 ROOF TERRACE
1 : 200

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1 LOT6 BLOCK A NORTH ELEVATION
1 : 200



2 LOT6 BLOCK A SOUTH ELEVATION
1 : 200



3 LOT6 BLOCK D/E SOUTH ELEVATION
1 : 200

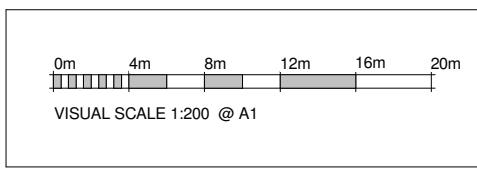
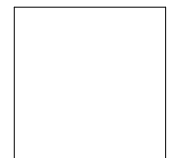
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LOT6 ELEVATIONS

DATE
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72 /110

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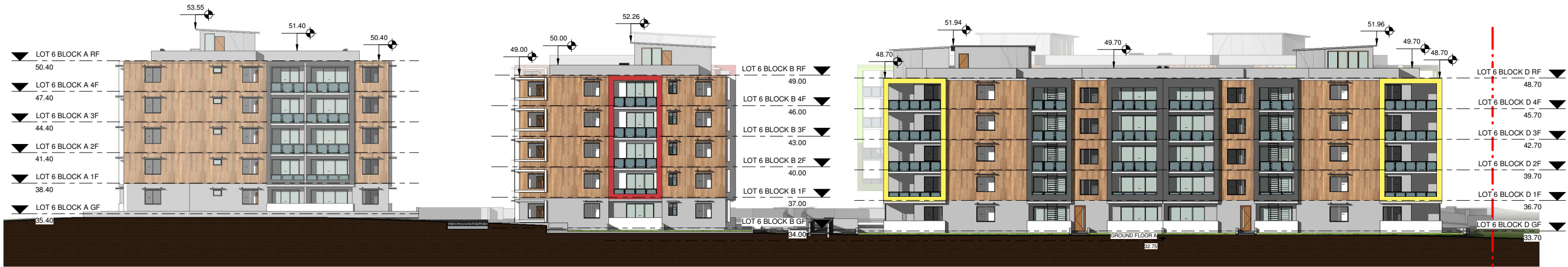
PROJECT
249, 259 & 271 RAILWAY TCE,
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1 LOT6 EAST ELEVATION
1 : 200

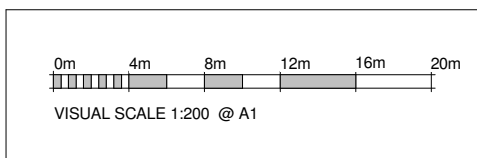
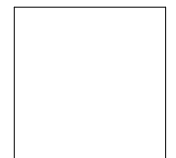


2 LOT6 WEST ELEVATION
1 : 200



3 LOT6 BLOCK B/C NORTH ELEVATION
1 : 200

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LOT6 ELEVATIONS

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249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

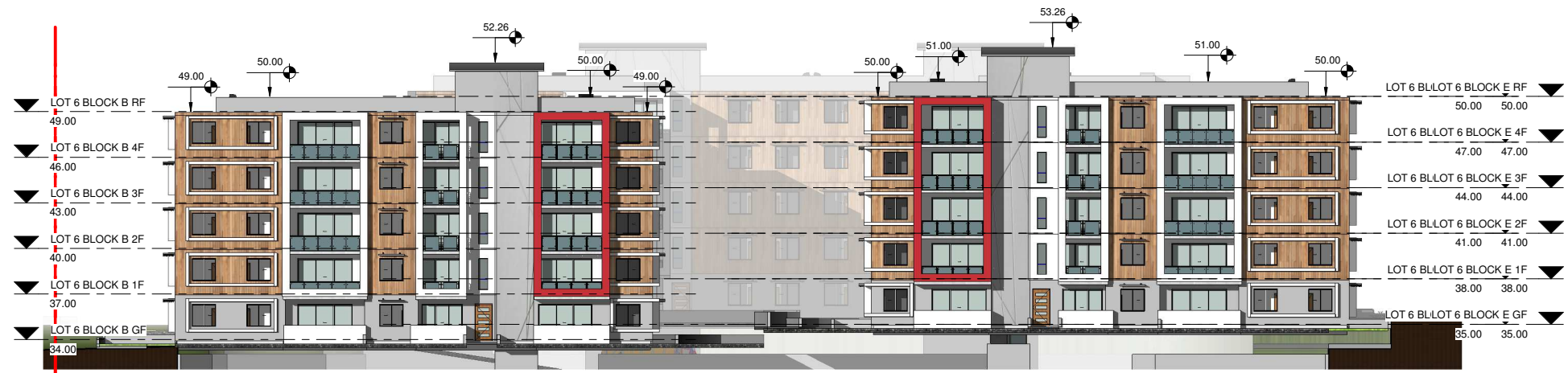
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SCALE @ A1
73 / 110

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Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT6 BLOCK B/C SOUTH ELEVATION
1 : 200



2 LOT6 BLOCK D EAST ELEVATION
1 : 200



3 LOT6 BLOCK E WEST ELEVATION
1 : 200



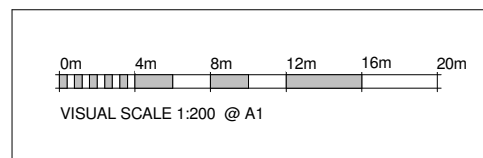
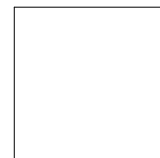
4 LOT6 BLOCK E NORTH ELEVATION
1 : 200

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LOT6 ELEVATIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

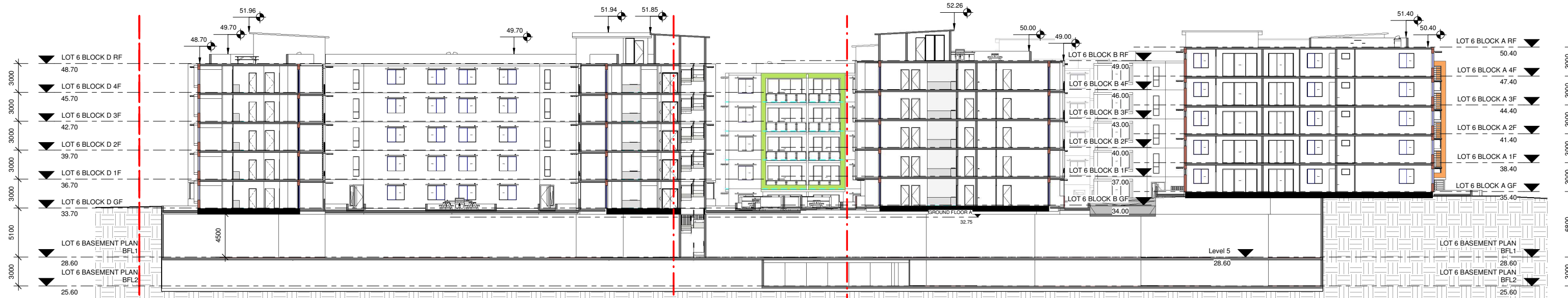
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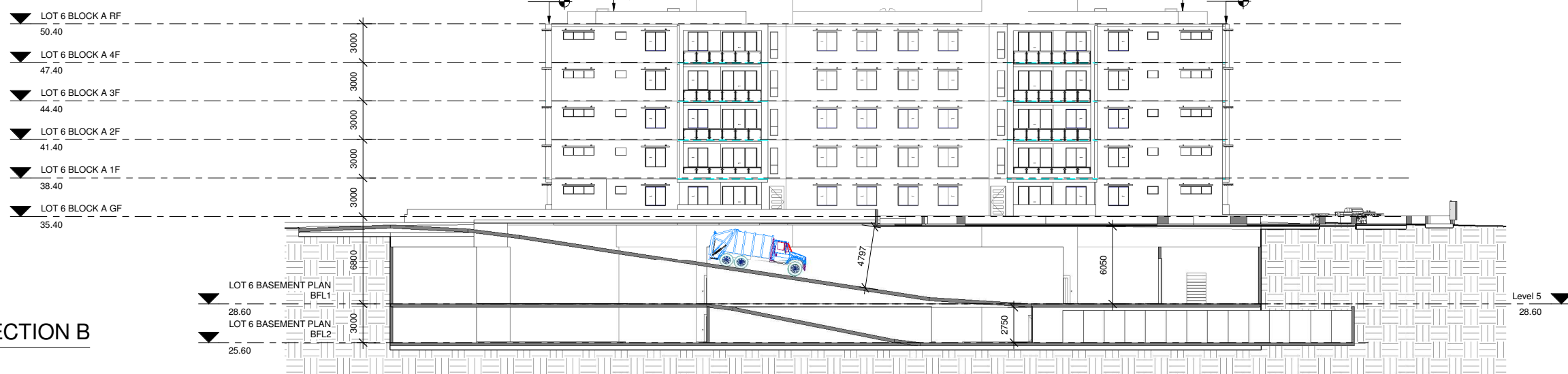
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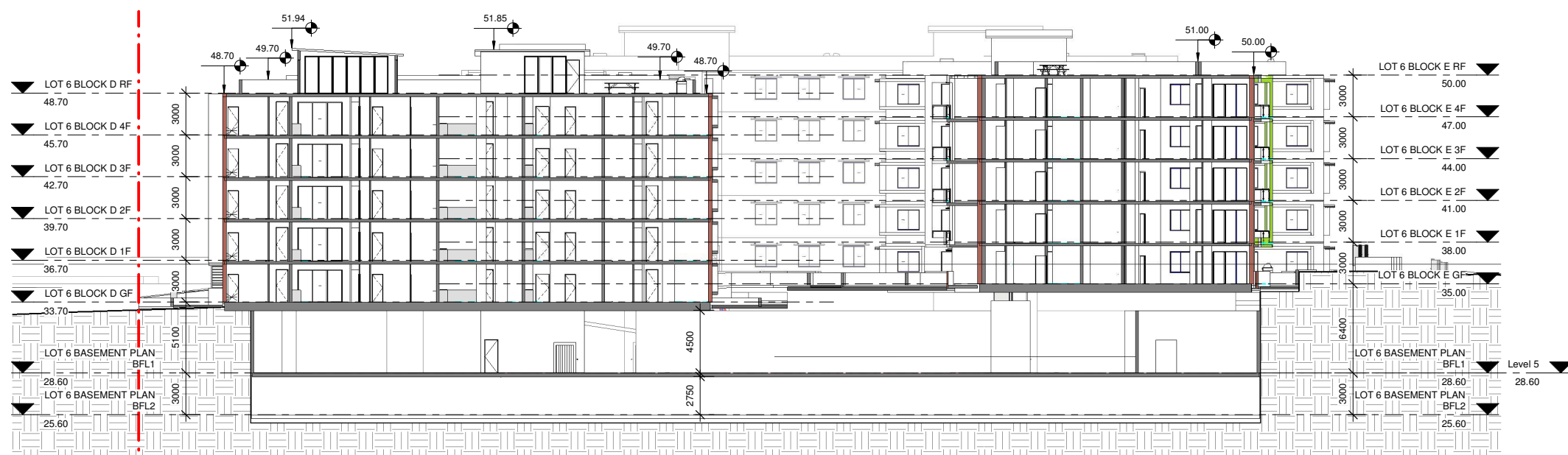




1 LOT 6 SECTION A
1 : 200



3 LOT 6 SECTION B
1 : 200



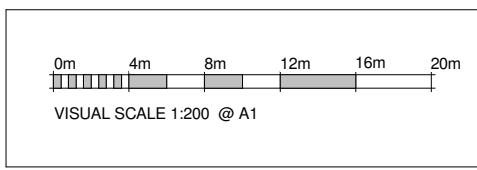
2 LOT 6 SECTION C
1 : 200

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LOT 6 SECTIONS

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
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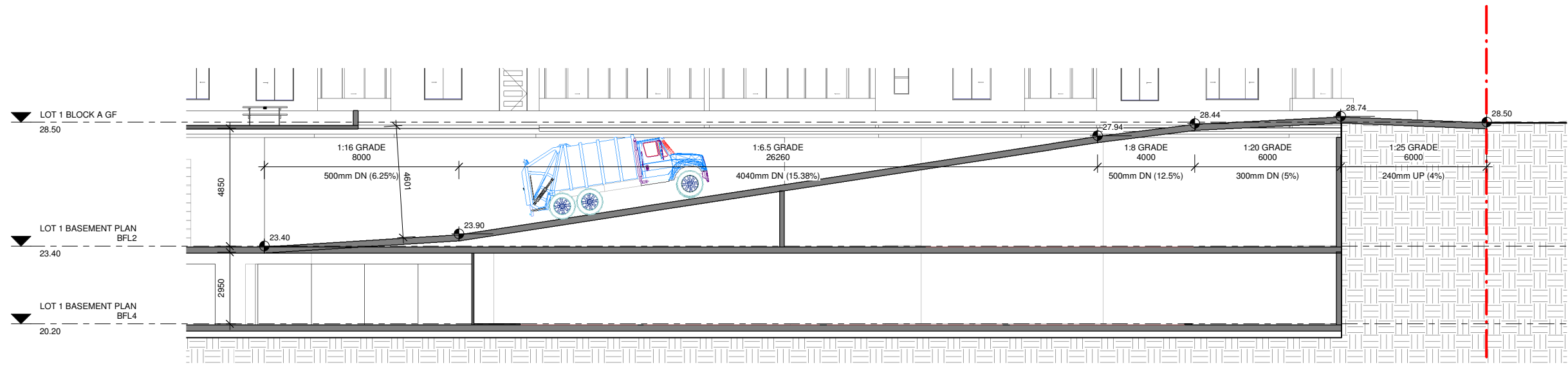
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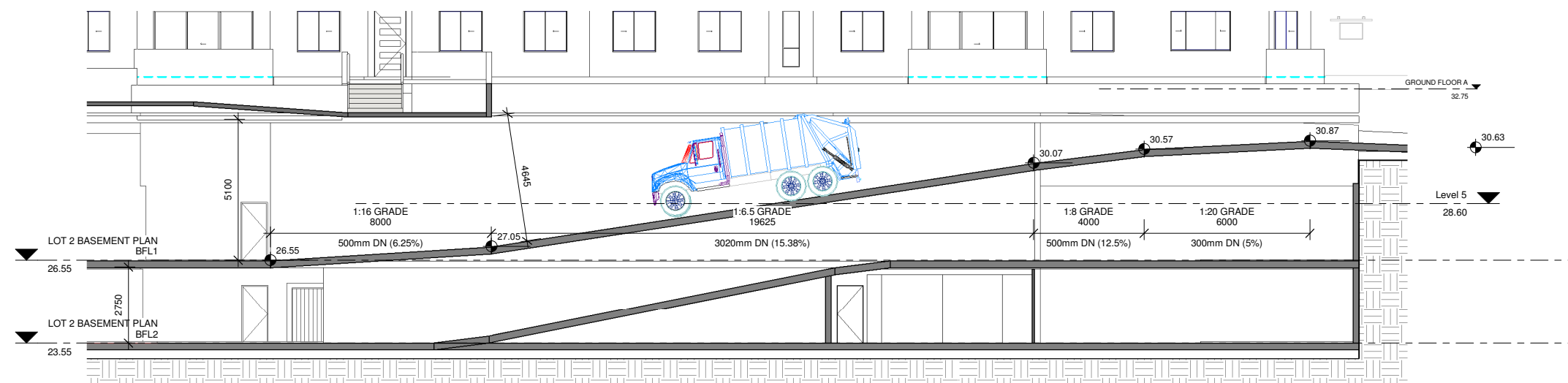
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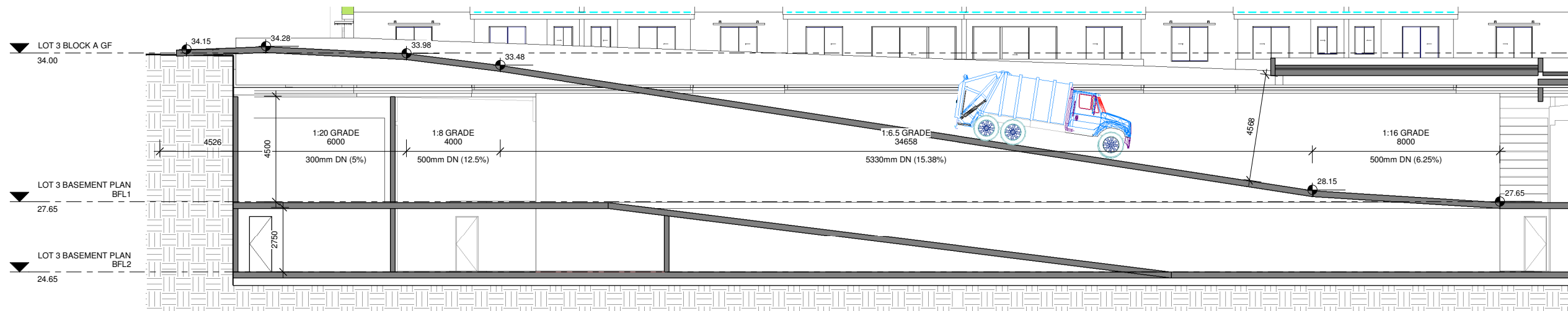
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1 LOT 1 DRIVEWAY A/B
1 : 100



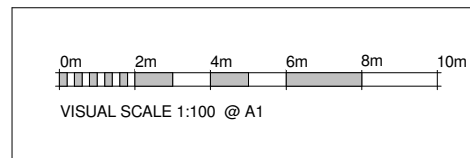
2 LOT 2 DRIVEWAY C/D
1 : 100



3 LOT 3 DRIVEWAY A/B
1 : 100

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DRIVEWAY SECTIONS

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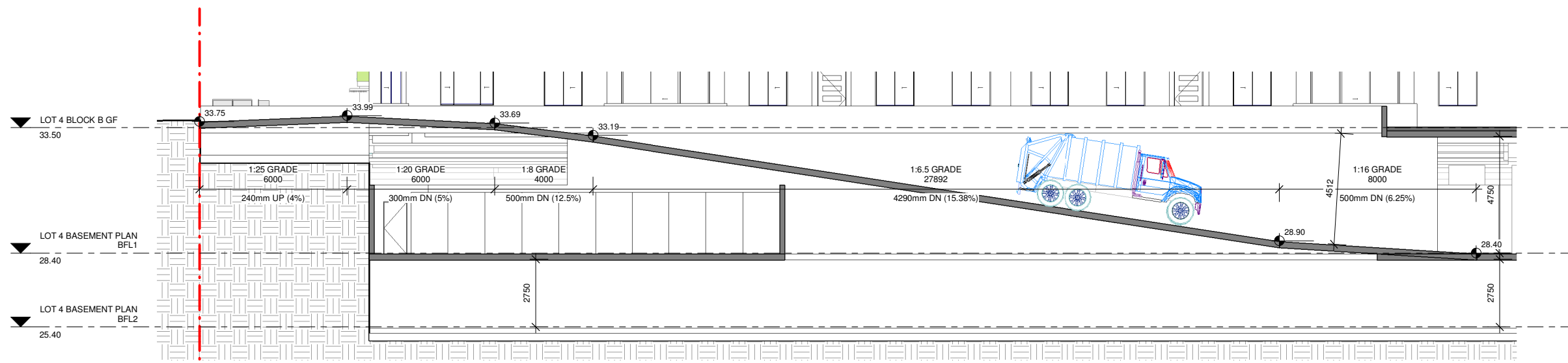
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76 / 110

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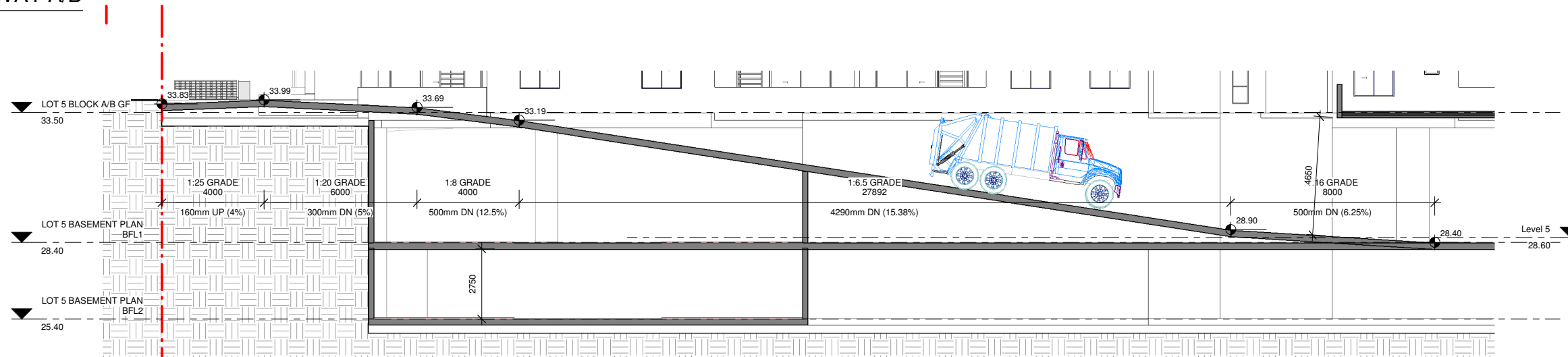
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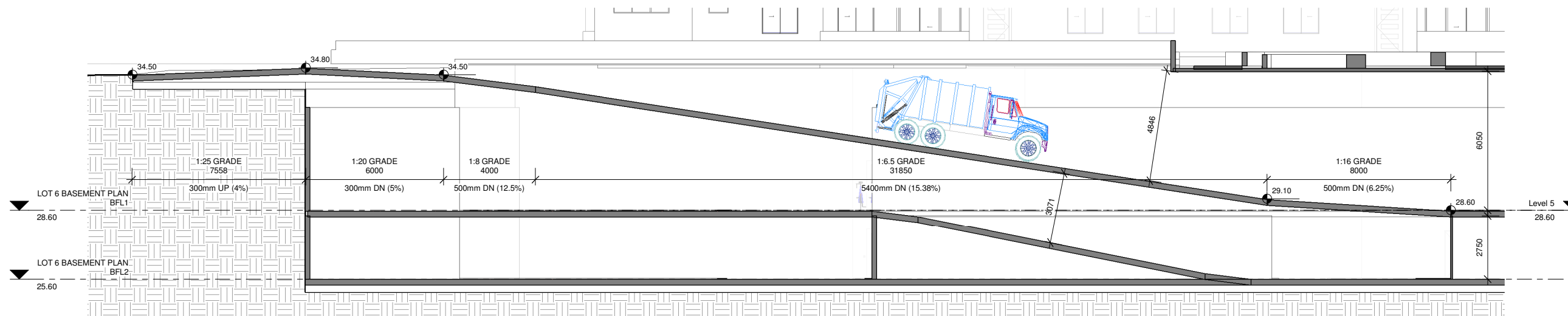
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1 LOT 4 DRIVEWAY A/B
1 : 100



2 LOT 5 DRIVEWAY SECTION
1 : 100



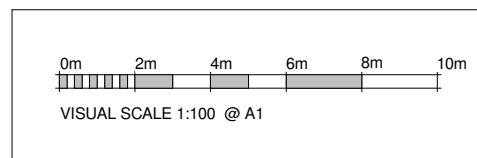
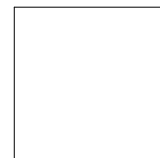
3 LOT 6 DRIVEWAY SECTION
1 : 100

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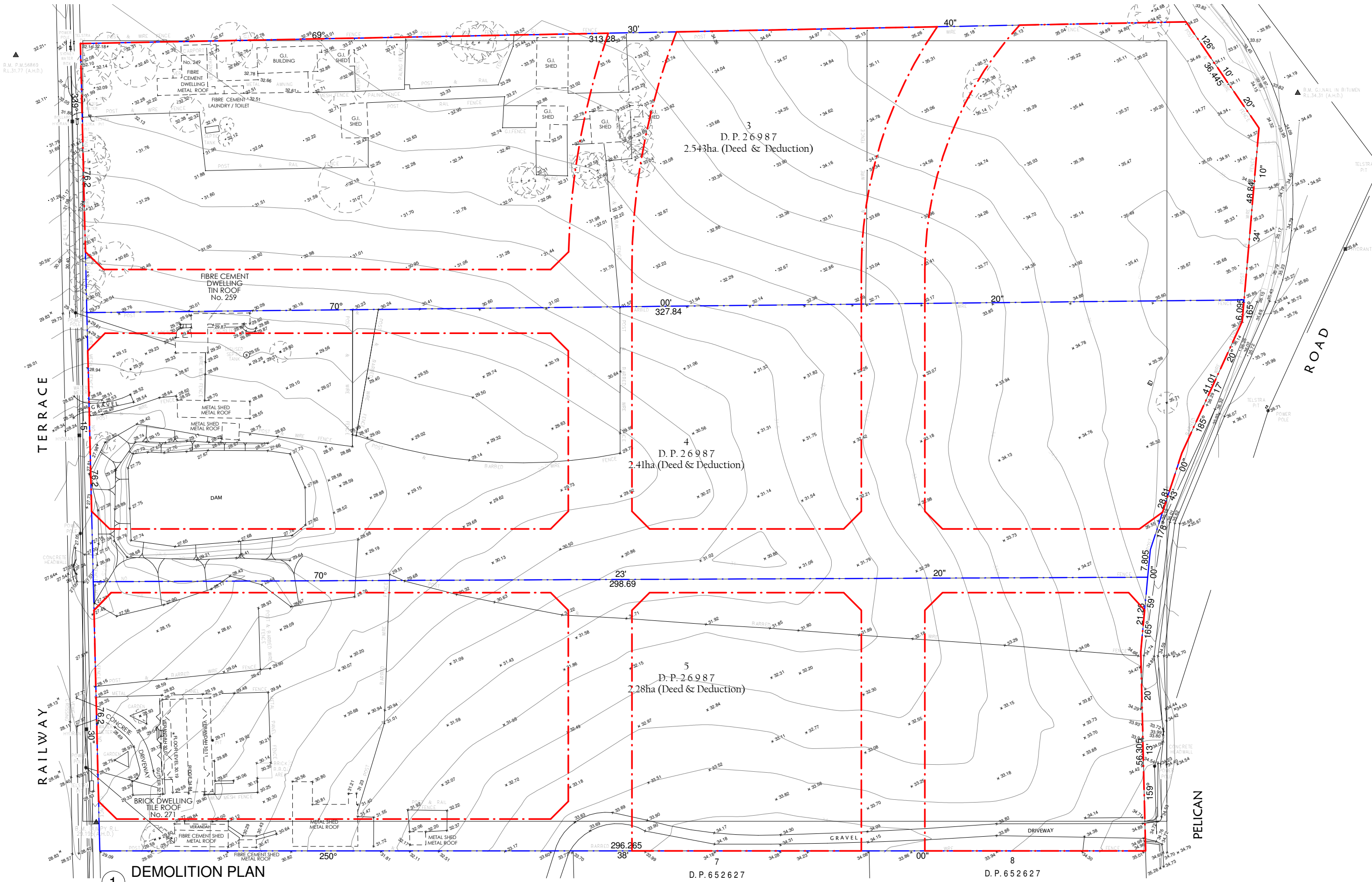
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ABN 70 119 846 575
Nominated Architect: Saymon Ochudzawa (RAA 6865)





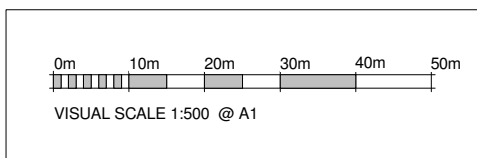
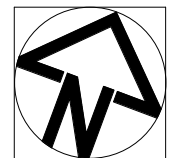
1 DEMOLITION PLAN
1 : 500

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DRAWING TITLE
DEMOLITION PLAN

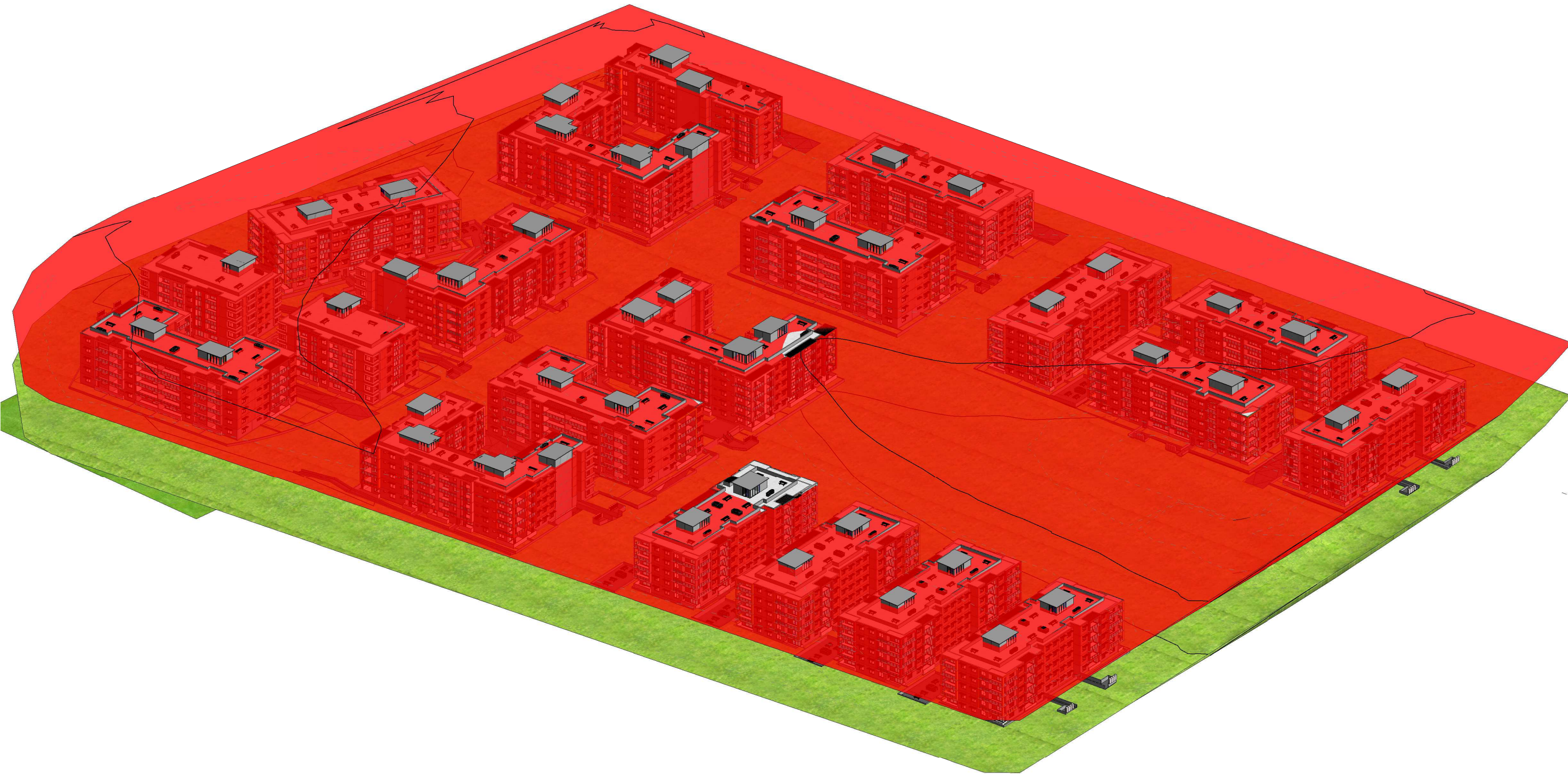
DATE
Issue Date

PROJECT NUMBER
108/16-17

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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





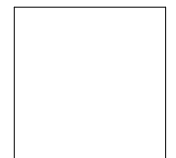
1 16 METRE HEIGHT LIMIT

AMENDMENTS		APPROVED SIGNED		DATE
ISSUE	DESCRIPTION	SO	SO	
A	DA ISSUE			03/07/17

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16 METRE HEIGHT LIMIT DIAGRAM

DATE
Issue Date

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79 /110

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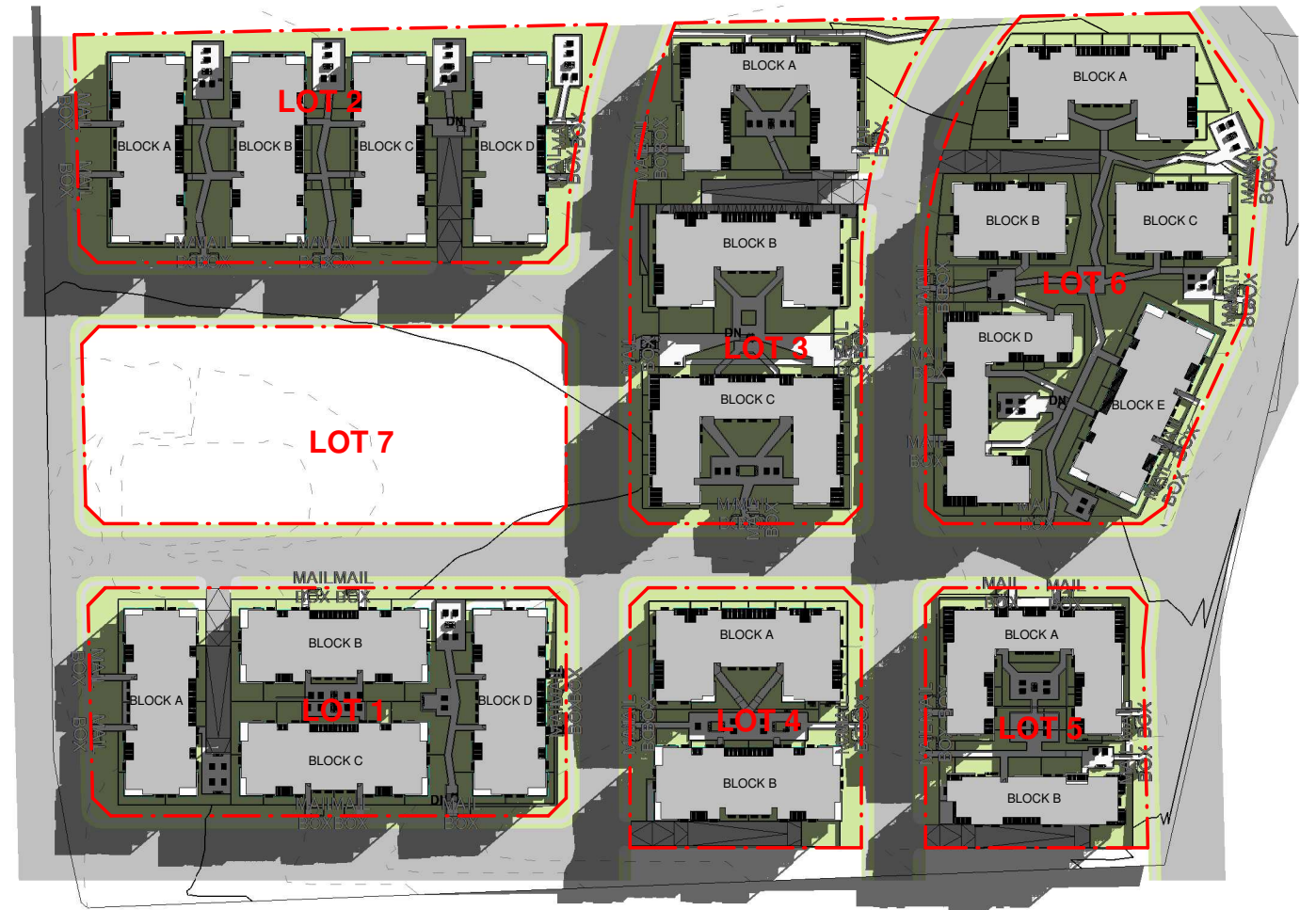
PROJECT
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1 SHADOW DIAGRAM @ 21ST JUNE - 9 AM
1 : 1000



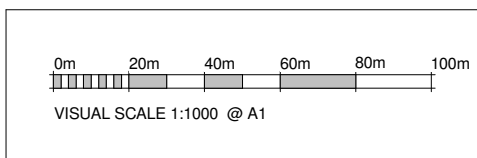
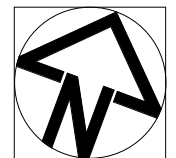
2 SHADOW DIAGRAM @ 21ST JUNE - 10 AM
1 : 1000

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DRAWING TITLE
SHADOW DIAGRAM AT 21ST OF JUNE

DATE
Issue Date

PROJECT NUMBER
108/16-17

SCALE @ A1
DRAWING No.
80 /110

ISSUE
A

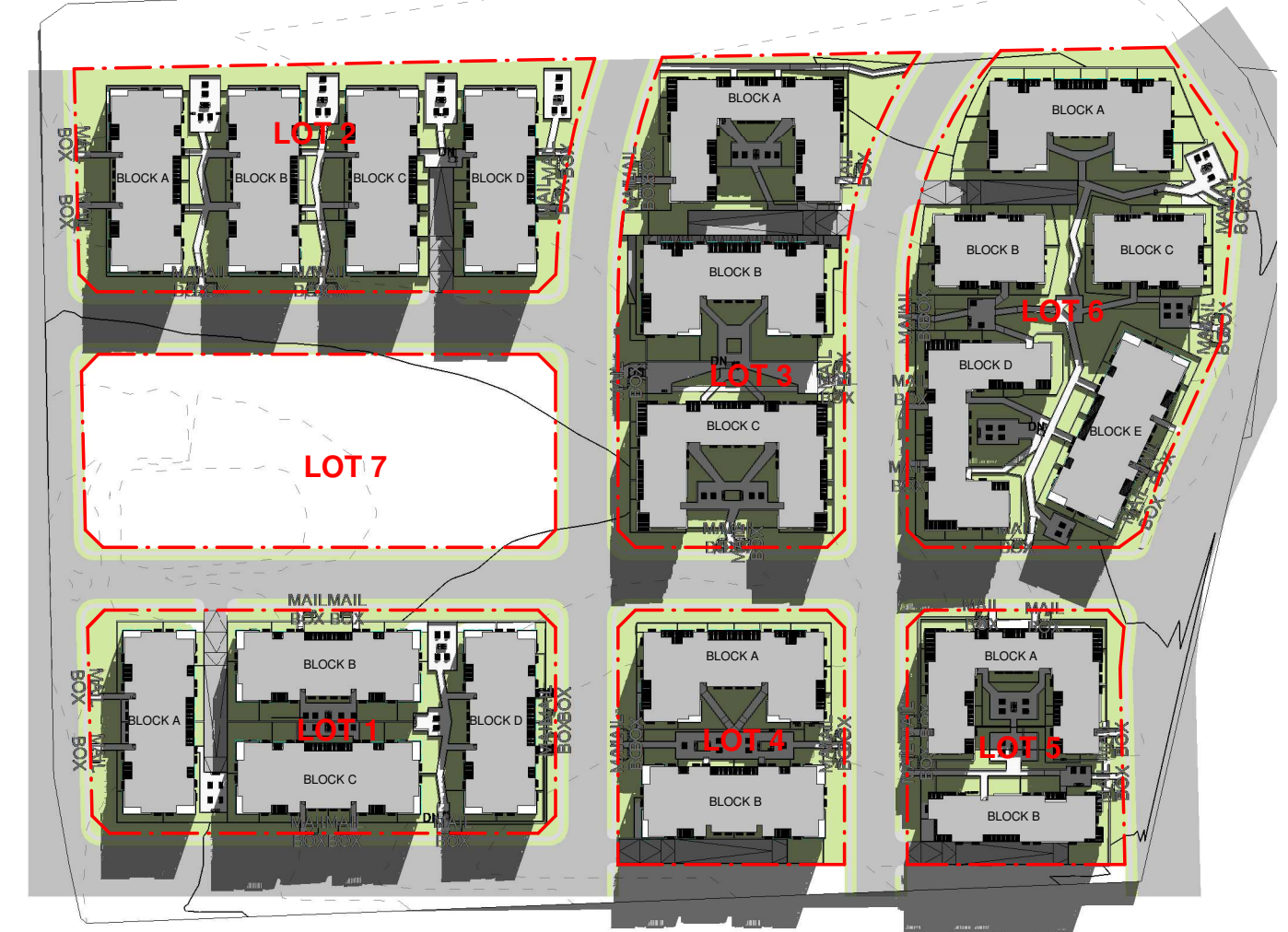
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ABN 70 119 946 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





1 SHADOW DIAGRAM @ 21ST JUNE - 11 AM
1 : 1000



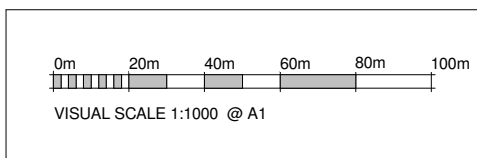
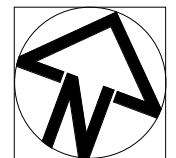
2 SHADOW DIAGRAM @ 21ST JUNE - 12 PM
1 : 1000

AMENDMENTS		APPROVED	SIGNED	DATE
ISSUE	DESCRIPTION	SO	SO	
A	DA ISSUE			03/07/17

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SHADOW DIAGRAM AT 21ST OF JUNE

DATE
Issue Date

PROJECT NUMBER
108/16-17

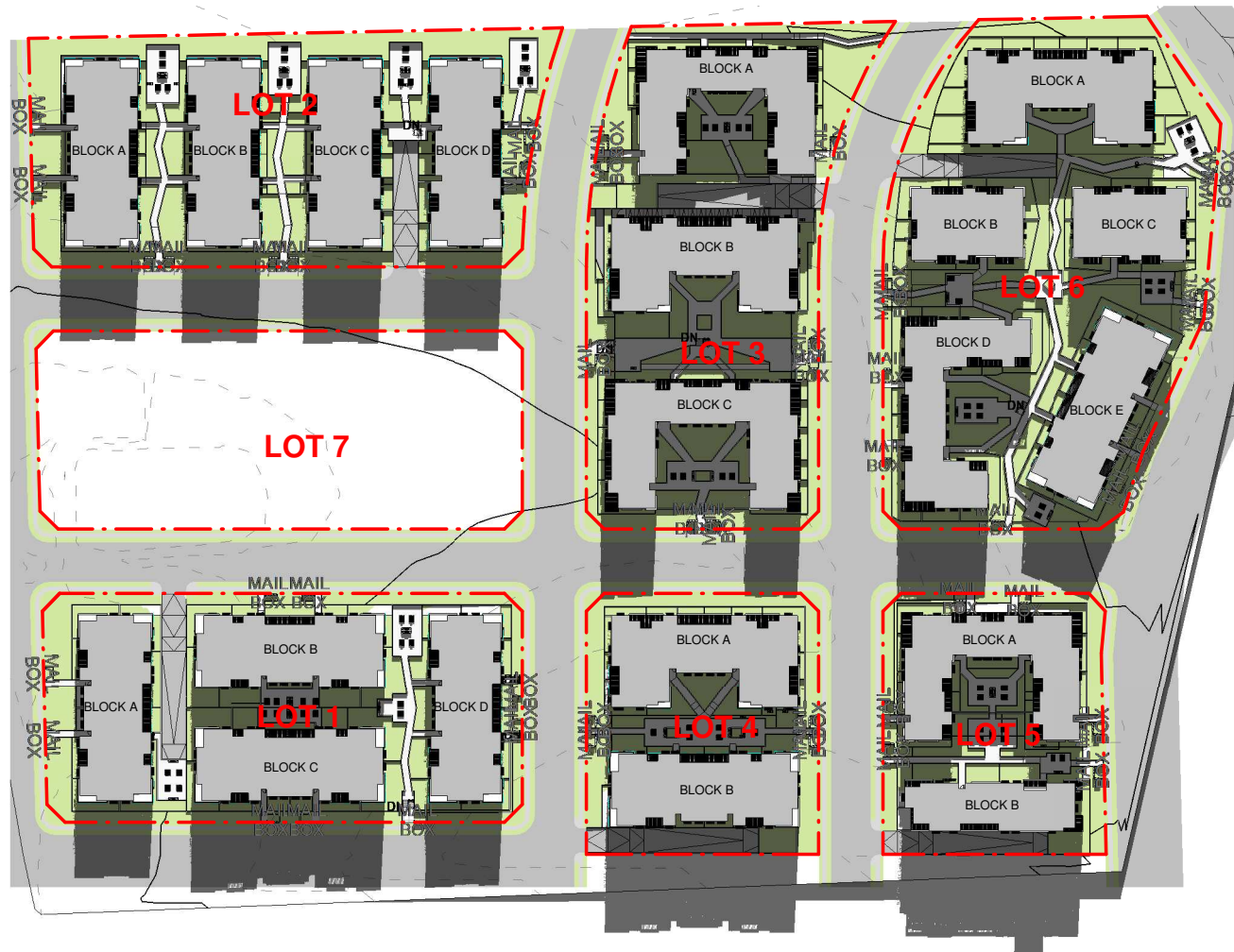
SCALE @ A1
DRAWING No.
81 /110

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





1 SHADOW DIAGRAM @ 21ST JUNE - 1 PM
1 : 1000

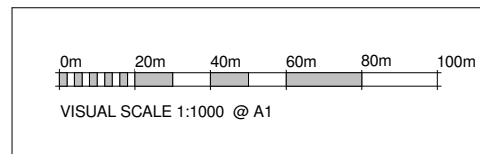
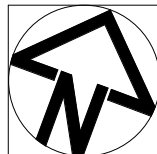
2 SHADOW DIAGRAM @ 21ST JUNE - 2 PM
1 : 1000

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SHADOW DIAGRAM AT 21ST OF JUNE

DATE
Issue Date

SCALE @ A1

DRAWN

PROJECT NUMBER
108/16-17

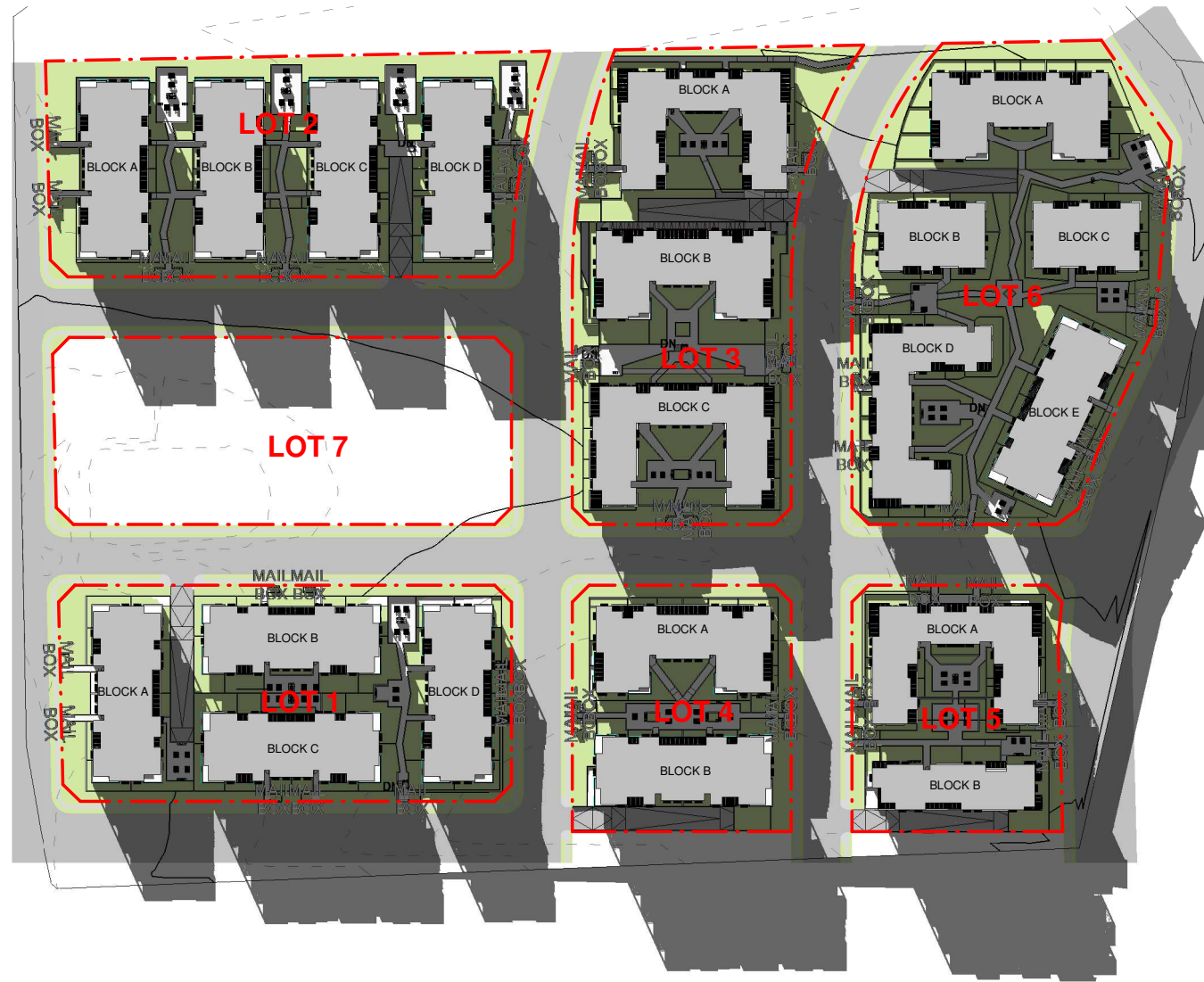
DRAWING No.
82 / 110

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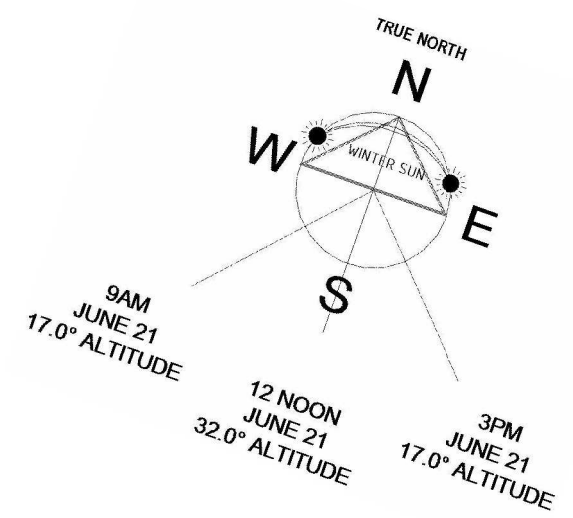
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ABN 70 119 946 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





1 SHADOW DIAGRAM @ 21ST JUNE - 3 PM
1 : 1000



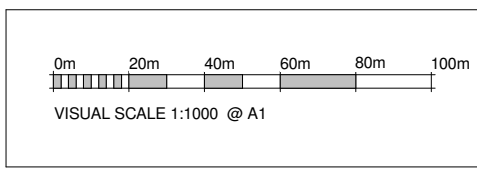
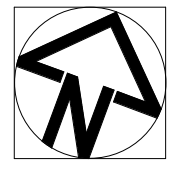
SUN ANGLE INFORMATION		
Winter Solstice On June 21st		
TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42° E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N

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SHADOW DIAGRAM AT 21ST OF JUNE

DATE
108/16-17

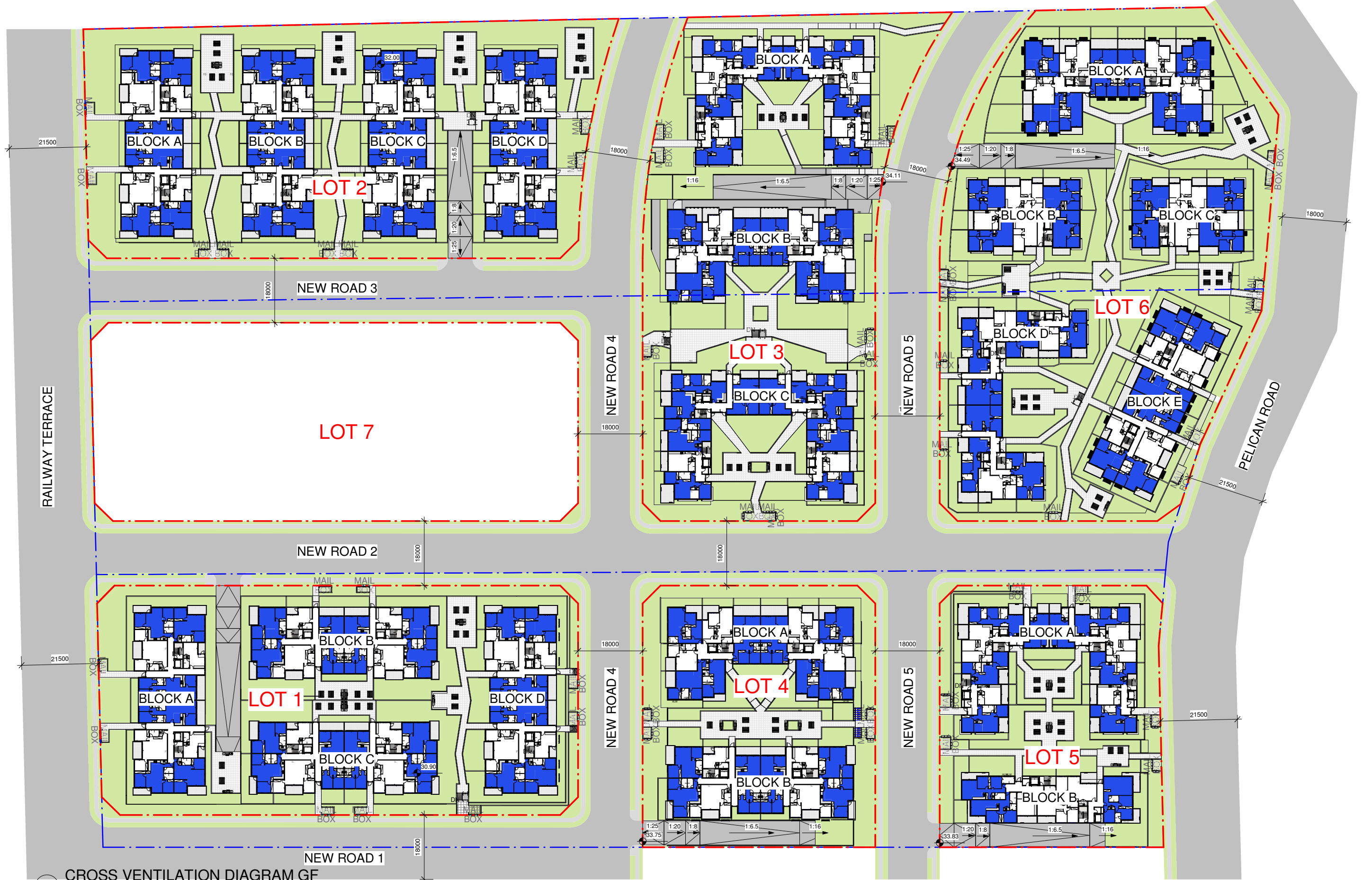
SCALE @ A1
83 / 110

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1 CROSS VENTILATION DIAGRAM GF

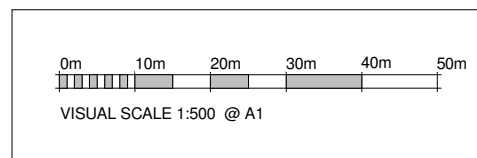
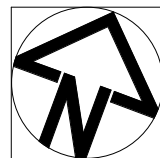
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AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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CROSS VENTILATION DIAGRAM GF

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

SCALE @ A1

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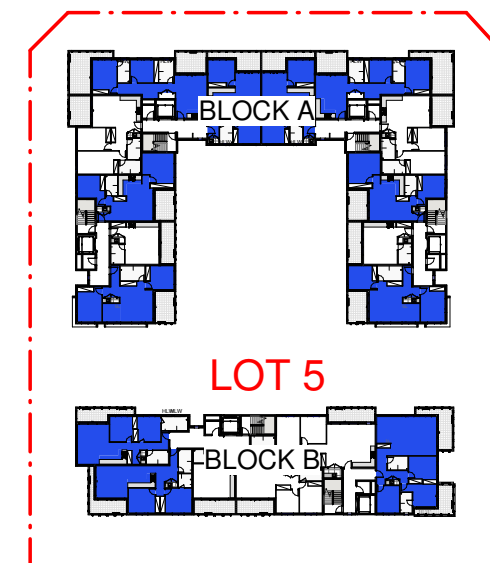
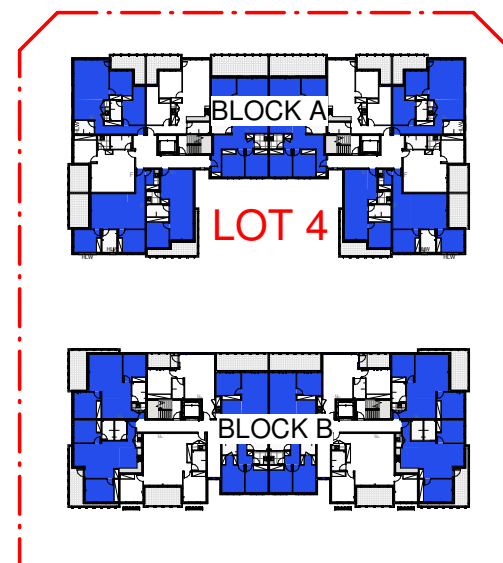
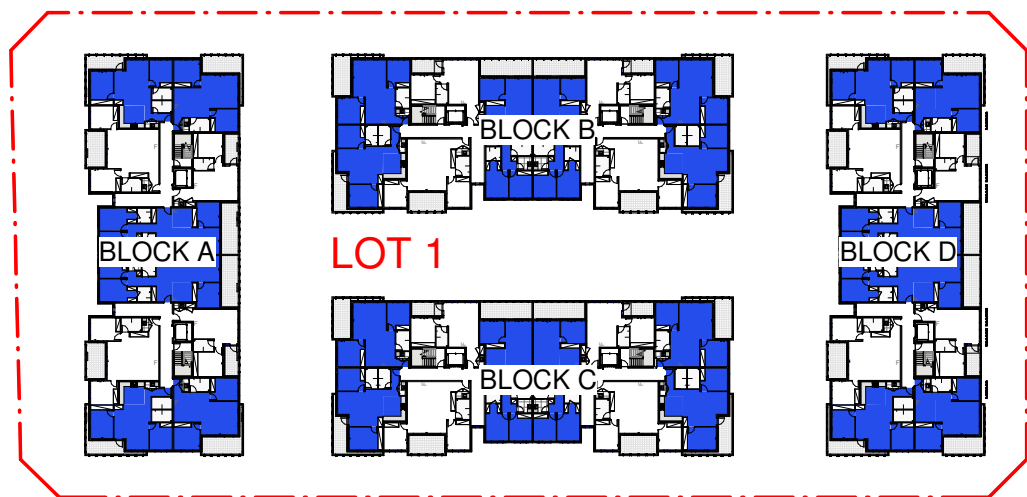
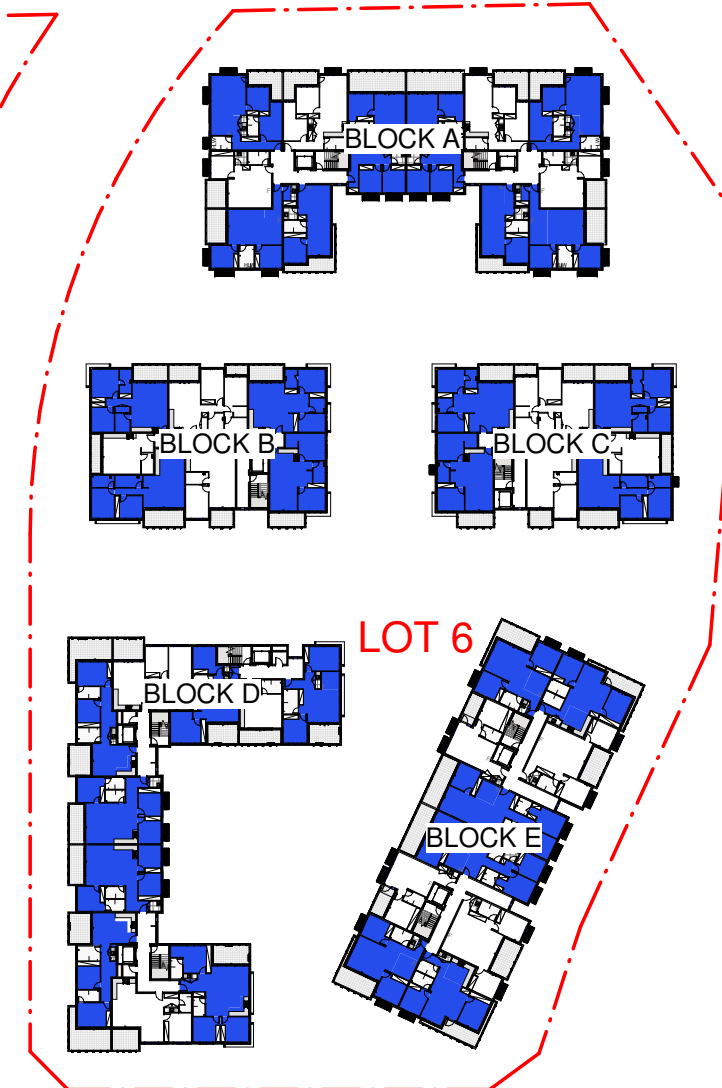
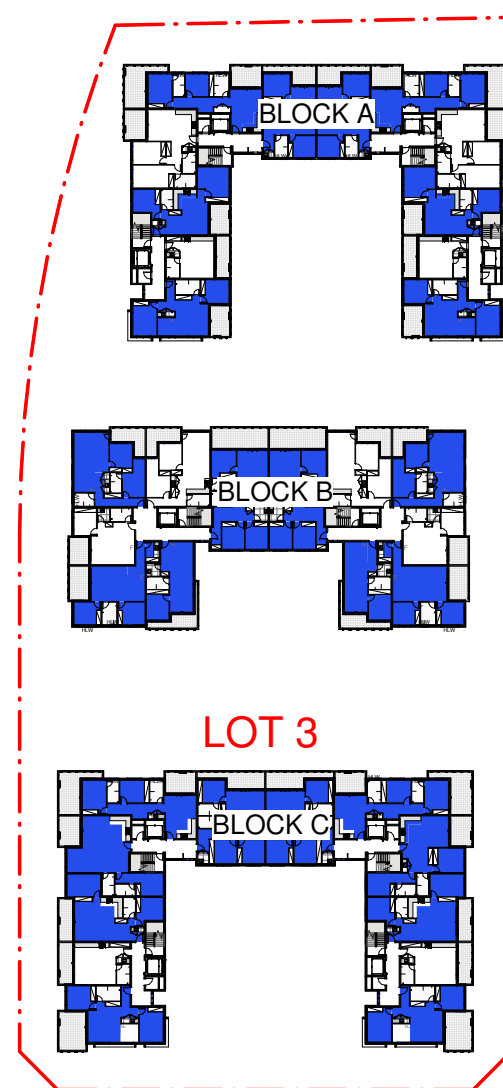
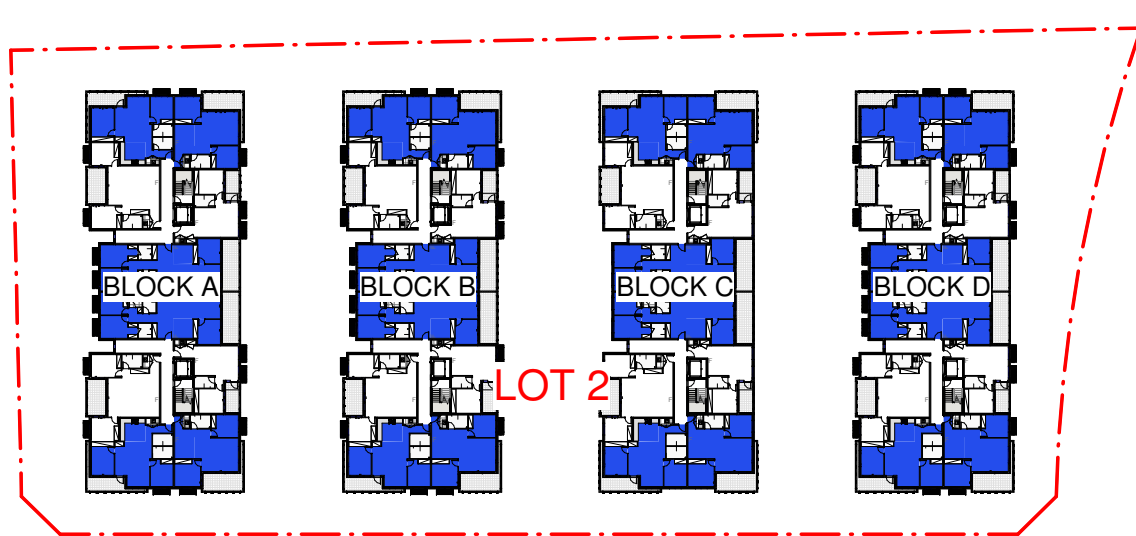
PROJECT NUMBER
108/16-17

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84 / 110

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





LOT 1					
BLOCK	A	B	C	D	TOTAL
GF	6/10	6/10	6/10	6/10	24/40
1F-4F	24/40	24/40	24/40	24/40	96/160
TOTAL	30/50	30/50	30/50	30/50	120/200
	60%	60%	60%	60%	60%

LOT 2					
BLOCK	A	B	C	D	TOTAL
GF	6/10	6/10	6/10	6/10	24/40
1F-4F	24/40	24/40	24/40	24/40	96/160
TOTAL	30/50	30/50	30/50	30/50	120/200
	60%	60%	60%	60%	60%

LOT 3				
BLOCK	A	B	C	TOTAL
GF	8/12	8/12	10/12	26/36
1F-4F	32/48	32/48	40/48	104/144
TOTAL	40/60	40/60	50/60	130/180
	67%	67%	83%	72%

LOT 4			
BLOCK	A	B	TOTAL
GF	8/12	6/10	14/22
1F-4F	32/48	24/40	56/88
TOTAL	40/60	30/50	70/110
	67%	60%	64%

LOT 5			
BLOCK	A	B	TOTAL
GF	8/12	3/6	11/18
1F-4F	32/48	12/24	44/72
TOTAL	40/60	15/30	55/90
	67%	50%	61%

LOT 6						
BLOCK	A	B	C	D	E	TOTAL
GF	8/12	4/7	4/7	7/10	6/10	29/46
1F-4F	32/48	16/28	16/28	28/40	24/40	116/184
TOTAL	40/60	20/35	20/35	35/50	30/50	145/230
	67%	57%	57%	70%	60%	63%

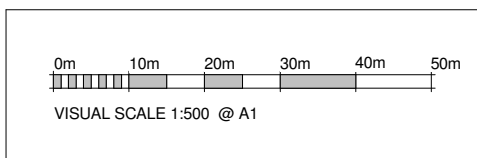
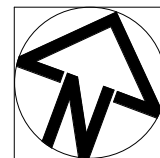
1 CROSS VENTILATION DIAGRAM TF
1 : 500

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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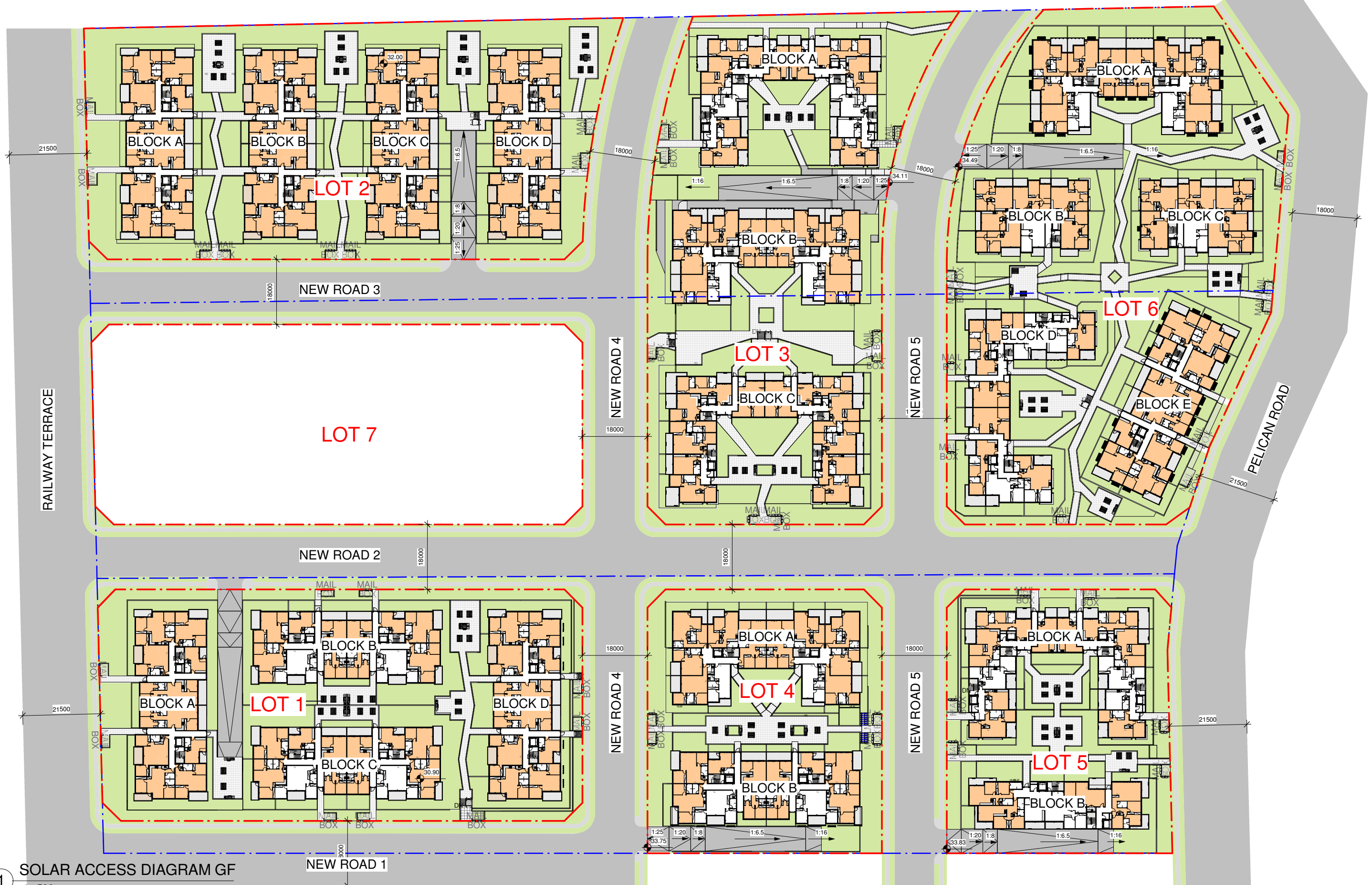
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85 /110

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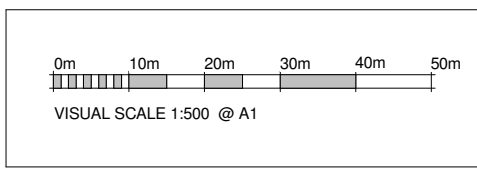
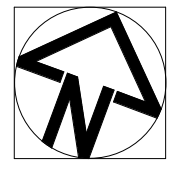
1 SOLAR ACCESS DIAGRAM GF
1 : 500

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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SOLAR ACCESS DIAGRAM GF

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249, 259 & 271 RAILWAY TCE,
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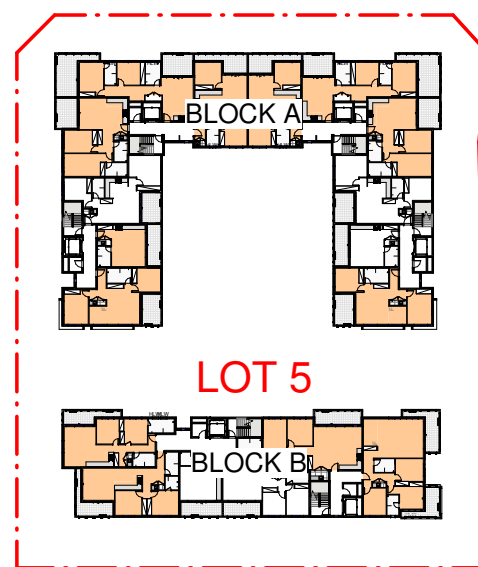
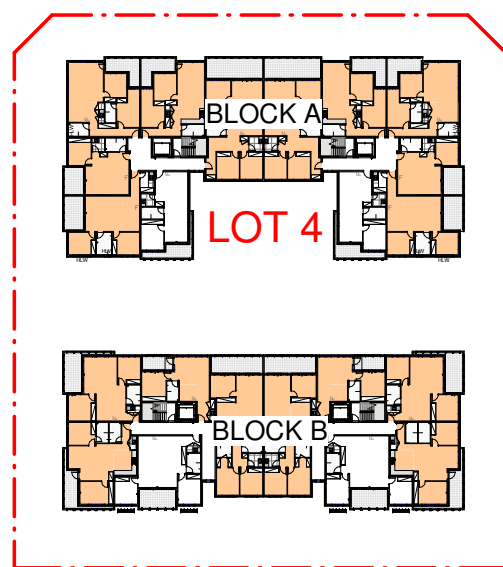
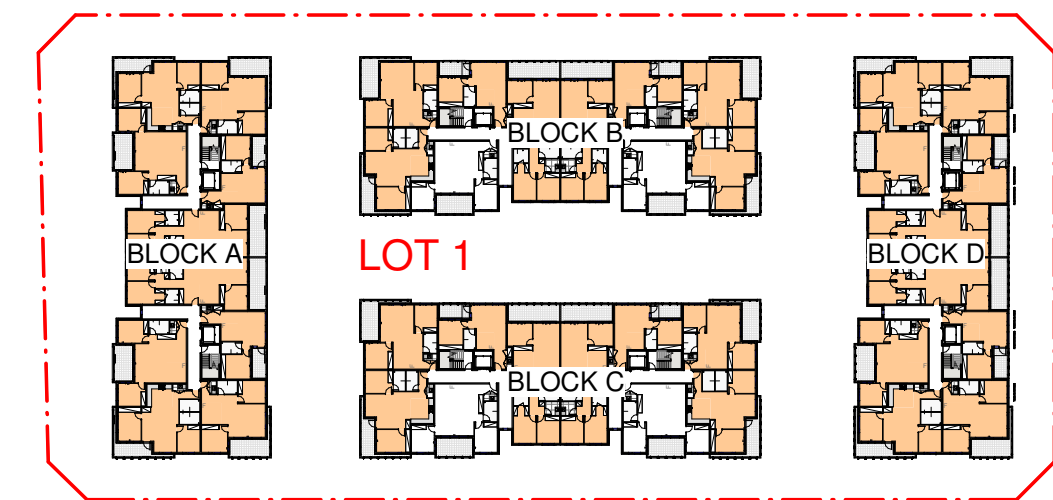
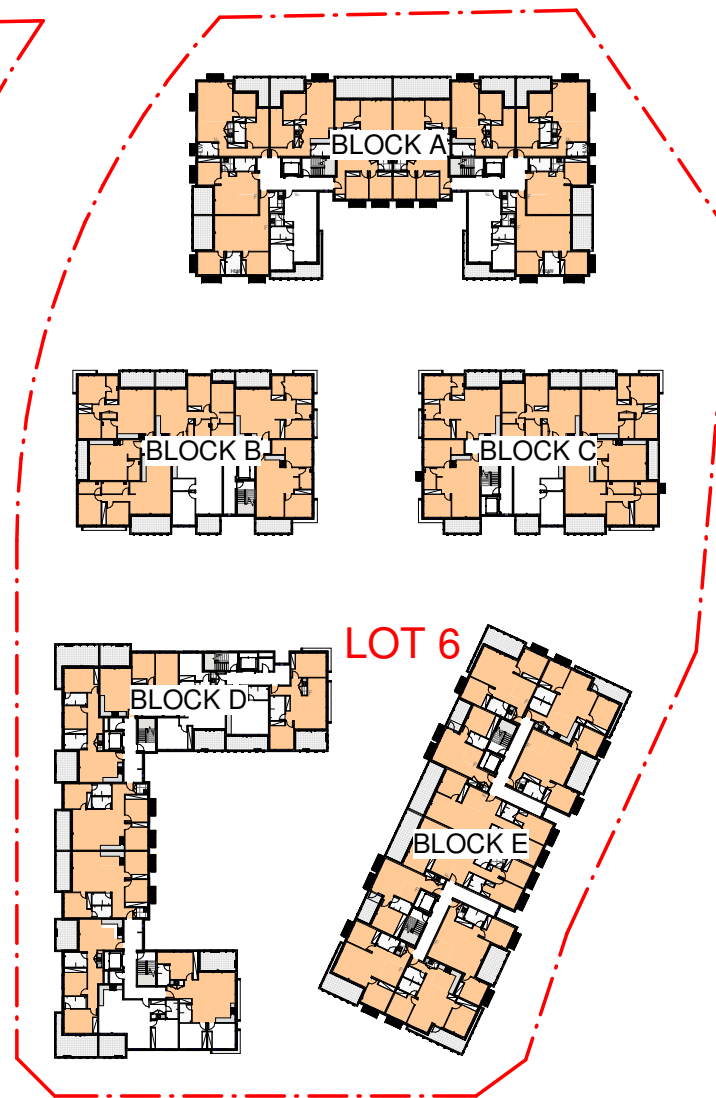
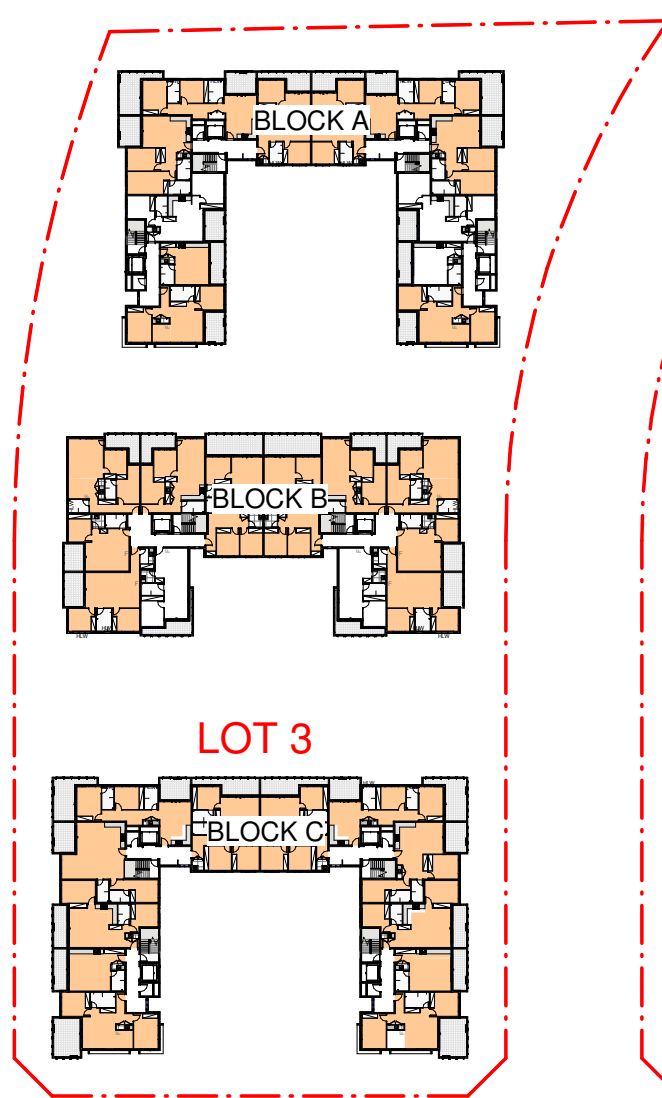
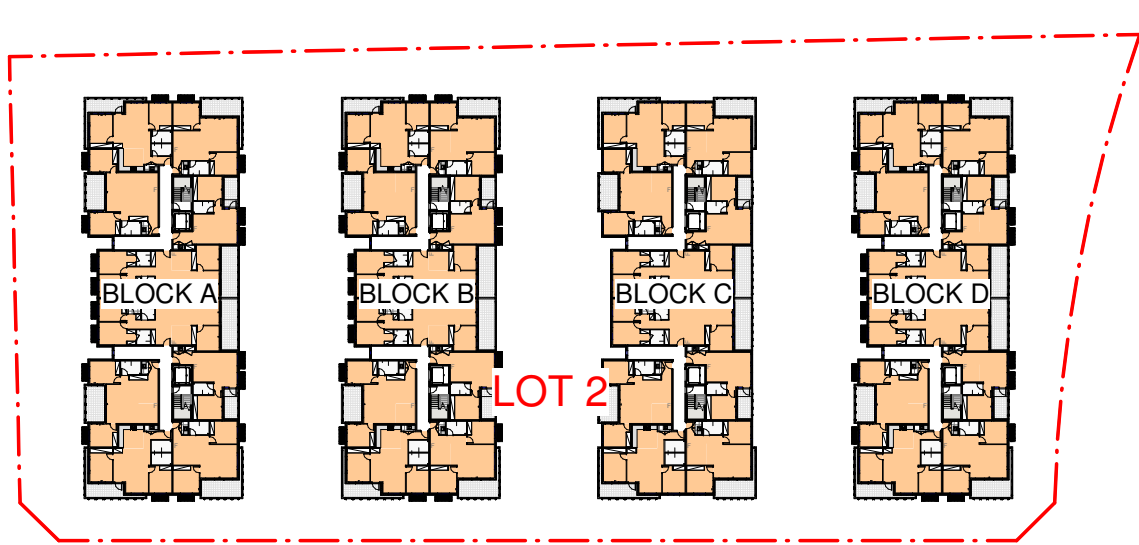
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W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





LOT 1					
BLOCK	A	B	C	D	TOTAL
GF	10/10	8/10	8/10	10/10	36/40
1F-4F	40/40	32/40	32/40	40/40	144/160
TOTAL	50/50	40/50	40/50	50/50	180/200
	100%	80%	80%	100%	90%

LOT 2					
BLOCK	A	B	C	D	TOTAL
GF	10/10	10/10	10/10	10/10	40/40
1F-4F	40/40	40/40	40/40	40/40	160/160
TOTAL	50/50	50/50	50/50	50/50	200/200
	100%	100%	100%	100%	100%

LOT 3				
BLOCK	A	B	C	TOTAL
GF	9/12	10/12	12/12	31/36
1F-4F	36/48	40/48	48/48	124/144
TOTAL	45/60	50/60	60/60	155/180
	75%	83%	100%	86%

LOT 4			
BLOCK	A	B	TOTAL
GF	10/12	8/10	18/22
1F-4F	40/48	32/40	72/88
TOTAL	50/60	40/50	90/110
	83%	80%	82%

LOT 5			
BLOCK	A	B	TOTAL
GF	9/12	4/6	13/18
1F-4F	36/48	16/24	52/72
TOTAL	45/60	20/30	65/90
	75%	67%	72%

LOT 6						
BLOCK	A	B	C	D	E	TOTAL
GF	10/12	6/7	6/7	7/10	10/10	39/46
1F-4F	40/48	24/28	24/28	28/40	40/40	156/184
TOTAL	50/60	30/35	30/35	35/50	50/50	195/230
	83%	86%	86%	70%	100%	85%

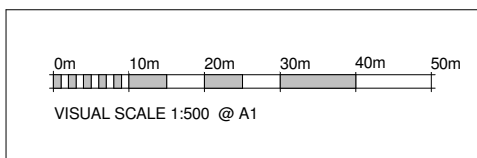
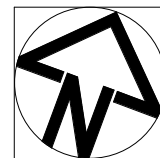
1 SOLAR ACCESS DIAGRAM TF
1 : 500

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
A	DA ISSUE	SO	SO	03/07/17

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DRAWING TITLE
SOLAR ACCESS DIAGRAM TF

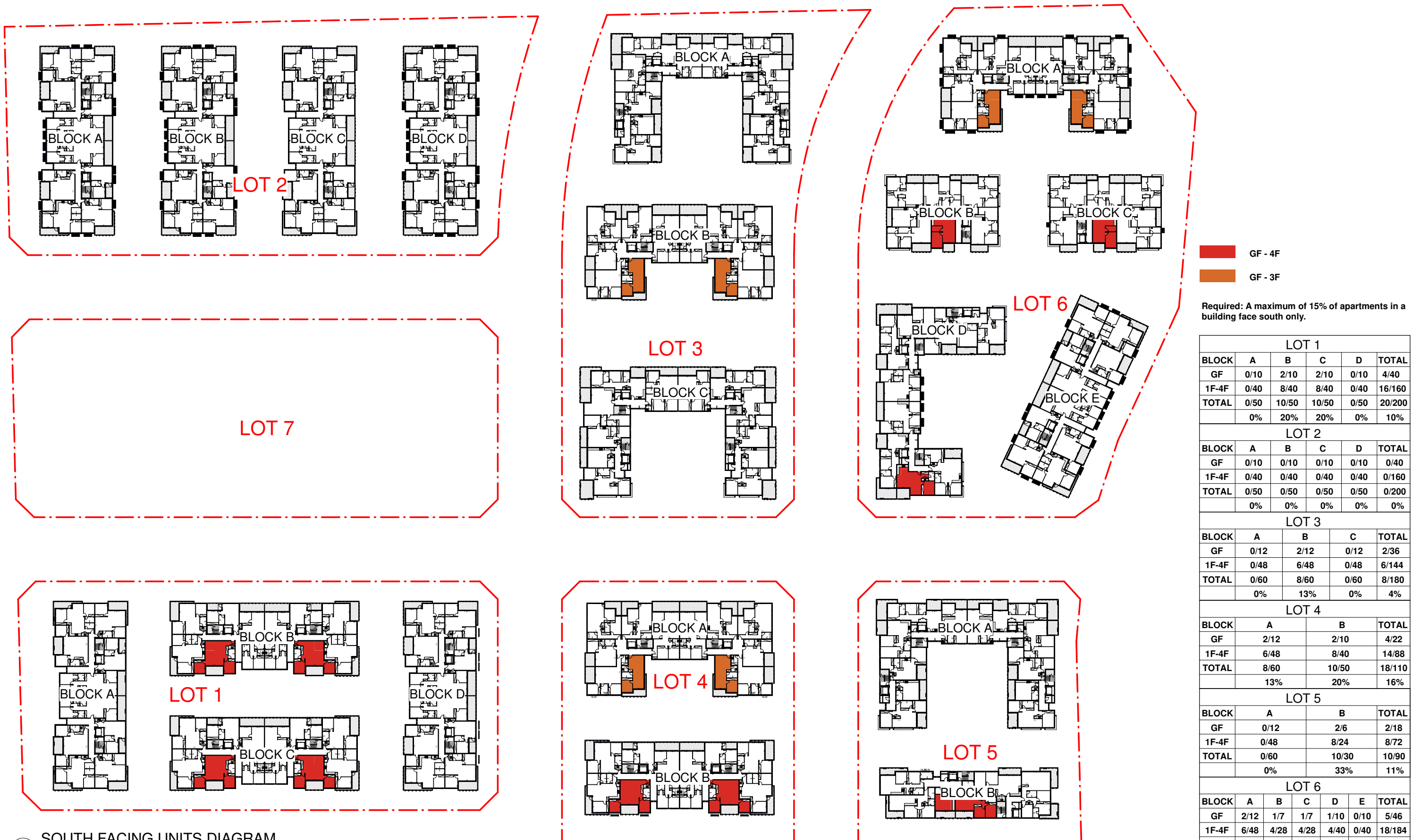
DATE _____ SCALE @ A1 _____ DRAWN _____

PROJECT NUMBER **108/16-17** DRAWING No. 87 / 110 ISSUE **A**

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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





GF - 4F
 GF - 3F

Required: A maximum of 15% of apartments in a building face south only.

LOT 1					
BLOCK	A	B	C	D	TOTAL
GF	0/10	2/10	2/10	0/10	4/40
1F-4F	0/40	8/40	8/40	0/40	16/160
TOTAL	0/50	10/50	10/50	0/50	20/200
	0%	20%	20%	0%	10%

LOT 2					
BLOCK	A	B	C	D	TOTAL
GF	0/10	0/10	0/10	0/10	0/40
1F-4F	0/40	0/40	0/40	0/40	0/160
TOTAL	0/50	0/50	0/50	0/50	0/200
	0%	0%	0%	0%	0%

LOT 3				
BLOCK	A	B	C	TOTAL
GF	0/12	2/12	0/12	2/36
1F-4F	0/48	6/48	0/48	6/144
TOTAL	0/60	8/60	0/60	8/180
	0%	13%	0%	4%

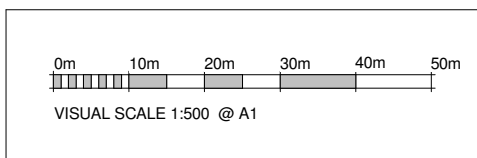
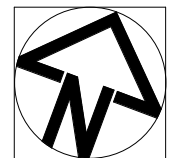
LOT 4			
BLOCK	A	B	TOTAL
GF	2/12	2/10	4/22
1F-4F	6/48	8/40	14/88
TOTAL	8/60	10/50	18/110
	13%	20%	16%

LOT 5			
BLOCK	A	B	TOTAL
GF	0/12	2/6	2/18
1F-4F	0/48	8/24	8/72
TOTAL	0/60	10/30	10/90
	0%	33%	11%

LOT 6						
BLOCK	A	B	C	D	E	TOTAL
GF	2/12	1/7	1/7	1/10	0/10	5/46
1F-4F	6/48	4/28	4/28	4/40	0/40	18/184
TOTAL	8/60	5/35	5/35	5/50	0/50	23/230
	13%	14%	14%	10%	0%	10%

1 SOUTH FACING UNITS DIAGRAM
 1 : 500

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ISSUE	DESCRIPTION	SO	SO	03/07/17	
A	DA ISSUE				DIRECTOR
					PROJECT ARCHITECT



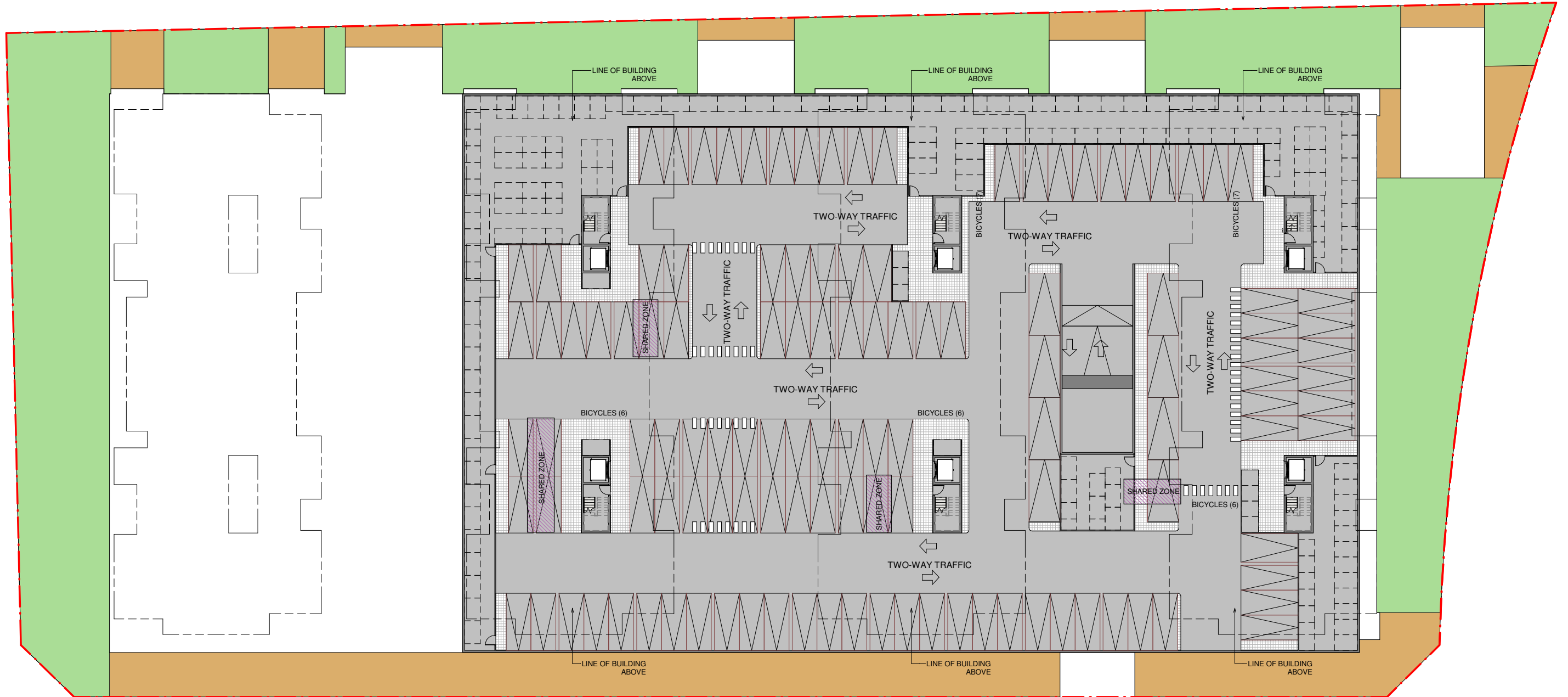
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 SOUTH FACING UNITS DIAGRAM
 DATE
 SCALE @ A1
 DRAWN
 PROJECT NUMBER
108/16-17
 DRAWING No.
 88 / 110
 ISSUE
A

PROJECT
 249, 259 & 271 RAILWAY TCE,
 SCHOFIELDS

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 ABN 70 119 846 575
 Nominated Architect: Symon Ochudzawa (RAA 6865)





1 LOT 2 DEEPSOIL DIAGRAM
1 : 200

LOT 2
DEEP SOIL CALCULATIONS

TOTAL SITE: 9205.93 sqm
DEEP SOIL REQUIRED: 15.00% (1380.89 sqm)
DEEP SOIL PROVIDED: 25.17% (2317.33 sqm)

SITE AREA WITH MIN DIMENSION OF 6m
REQUIRED: 7.00% (644.42 sqm)
PROVIDED: 17.25% (1588.10 sqm)

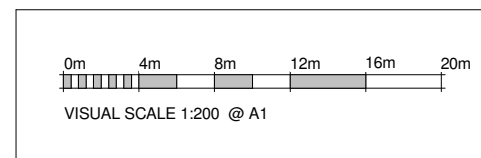
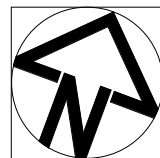
- DEEP SOIL AREA WITH MIN DIMENSION OF 6M
- DEEP SOIL AREA UNDER DIMENSION OF 6M

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DRAWING TITLE
DEEP SOIL DIAGRAM - LOT 2

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
Issue Date

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108/16-17

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1 LOT 3 DEEPSOIL DIAGRAM
1 : 200

LOT 3
DEEPSOIL CALCULATIONS

TOTAL SITE: 9339.58 sqm
DEEPSOIL REQUIRED: 15.00% (1400.94 sqm)
DEEPSOIL PROVIDED: 25.46% (2377.97 sqm)

SITE AREA WITH MIN DIMENSION OF 6m
REQUIRED: 7.00% (653.77 sqm)
PROVIDED: 13.92% (1300.14 sqm)

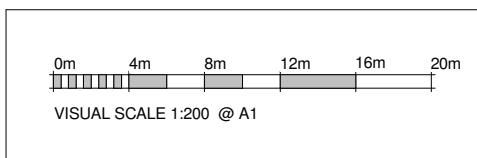
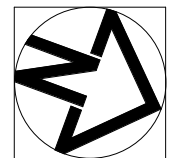
■ DEEPSOIL AREA WITH MIN DIMENSION OF 6M
■ DEEPSOIL AREA UNDER DIMENSION OF 6M

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DEEPSOIL DIAGRAM - LOT 3

DATE
Issue Date

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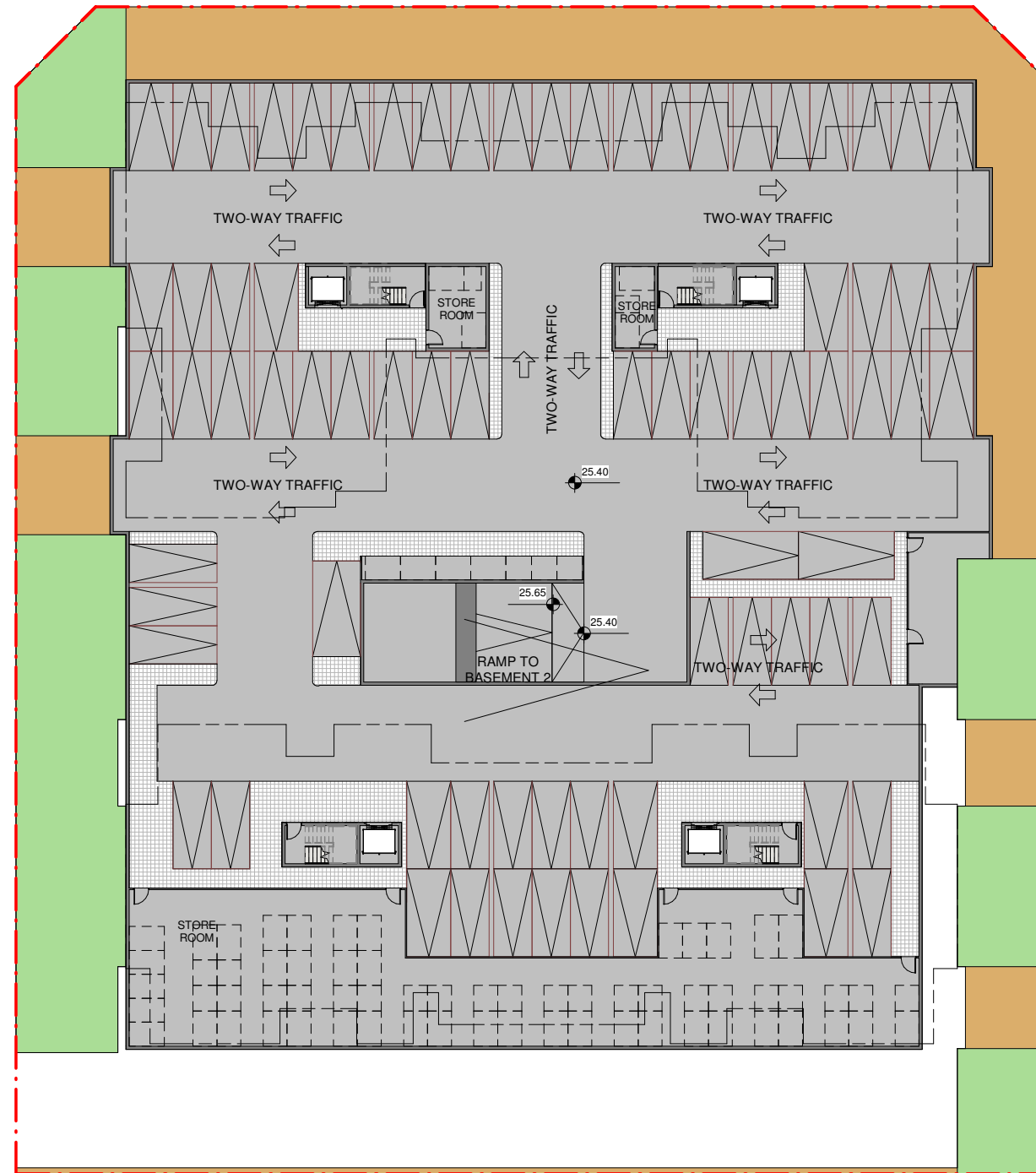
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91 /110

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





1 LOT 4 DEEPSOIL DIAGRAM
1 : 200

DEEP SOIL AREA WITH MIN DIMENSION OF 6M
 DEEP SOIL AREA UNDER DIMENSION OF 6M

LOT 4
 DEEP SOIL CALCULATIONS

 TOTAL SITE: 4726.82 sqm
 DEEP SOIL REQUIRED: 15.00% (709.02 sqm)
 DEEP SOIL PROVIDED: 22.20% (1049.32 sqm)

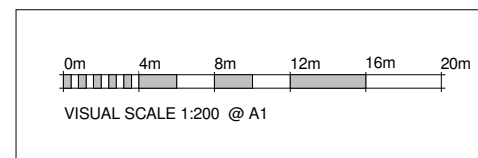
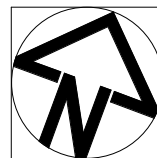
 SITE AREA WITH MIN DIMENSION OF 6m
 REQUIRED: 7.00% (330.88 sqm)
 PROVIDED: 10.85% (512.89 sqm)

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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 DRAWING TITLE
 DEEP SOIL DIAGRAM - LOT 4

PROJECT
 249, 259 & 271 RAILWAY TCE,
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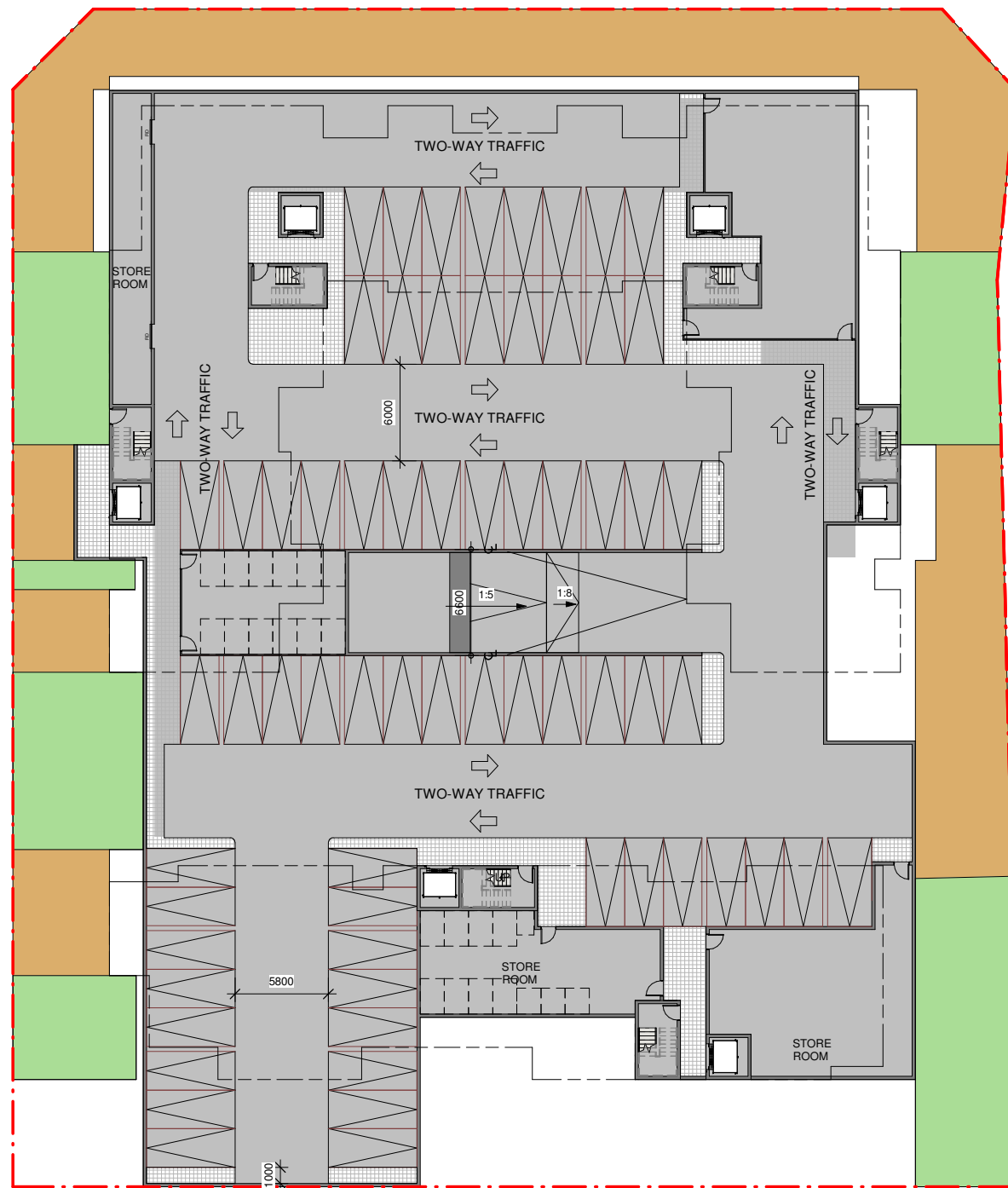
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108/16-17

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 DRAWING No.
 92 /110

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





1 LOT 5 DEEPSOIL DIAGRAM
1 : 200

LOT 5
DEEPSOIL CALCULATIONS

TOTAL SITE: 4496.77 sqm
DEEPSOIL REQUIRED: 15.00% (674.52 sqm)
DEEPSOIL PROVIDED: 22.73% (1021.99 sqm)

- DEEPSOIL AREA WITH MIN DIMENSION OF 6M
- DEEPSOIL AREA UNDER DIMENSION OF 6M

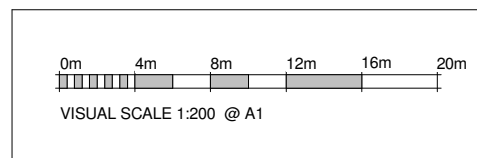
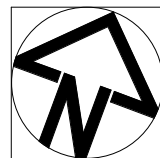
SITE AREA WITH MIN DIMENSION OF 6m
REQUIRED: 7.00% (314.77 sqm)
PROVIDED: 9.28% (417.12 sqm)

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DEEPSOIL DIAGRAM - LOT 5

PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DATE
PROJECT NUMBER
108/16-17

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DRAWING No.
93 /110

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





1 LOT 6 DEEPSOIL DIAGRAM
1 : 200

LOT 6 DEEP SOIL CALCULATIONS

TOTAL SITE: 11452.17 sqm
 DEEP SOIL REQUIRED: 15.00% (1717.83 sqm)
 DEEP SOIL PROVIDED: 20.38% (2333.92 sqm)

SITE AREA WITH MIN DIMENSION OF 6m
 REQUIRED: 7.00% (801.65 sqm)
 PROVIDED: 14.57% (1668.68 sqm)

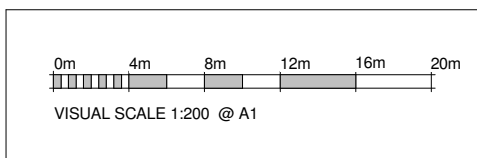
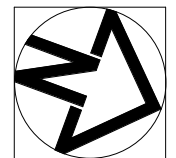
■ DEEP SOIL AREA WITH MIN DIMENSION OF 6M
 ■ DEEP SOIL AREA UNDER DIMENSION OF 6M

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 DEEP SOIL DIAGRAM - LOT 6

PROJECT
 249, 259 & 271 RAILWAY TCE,
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DATE
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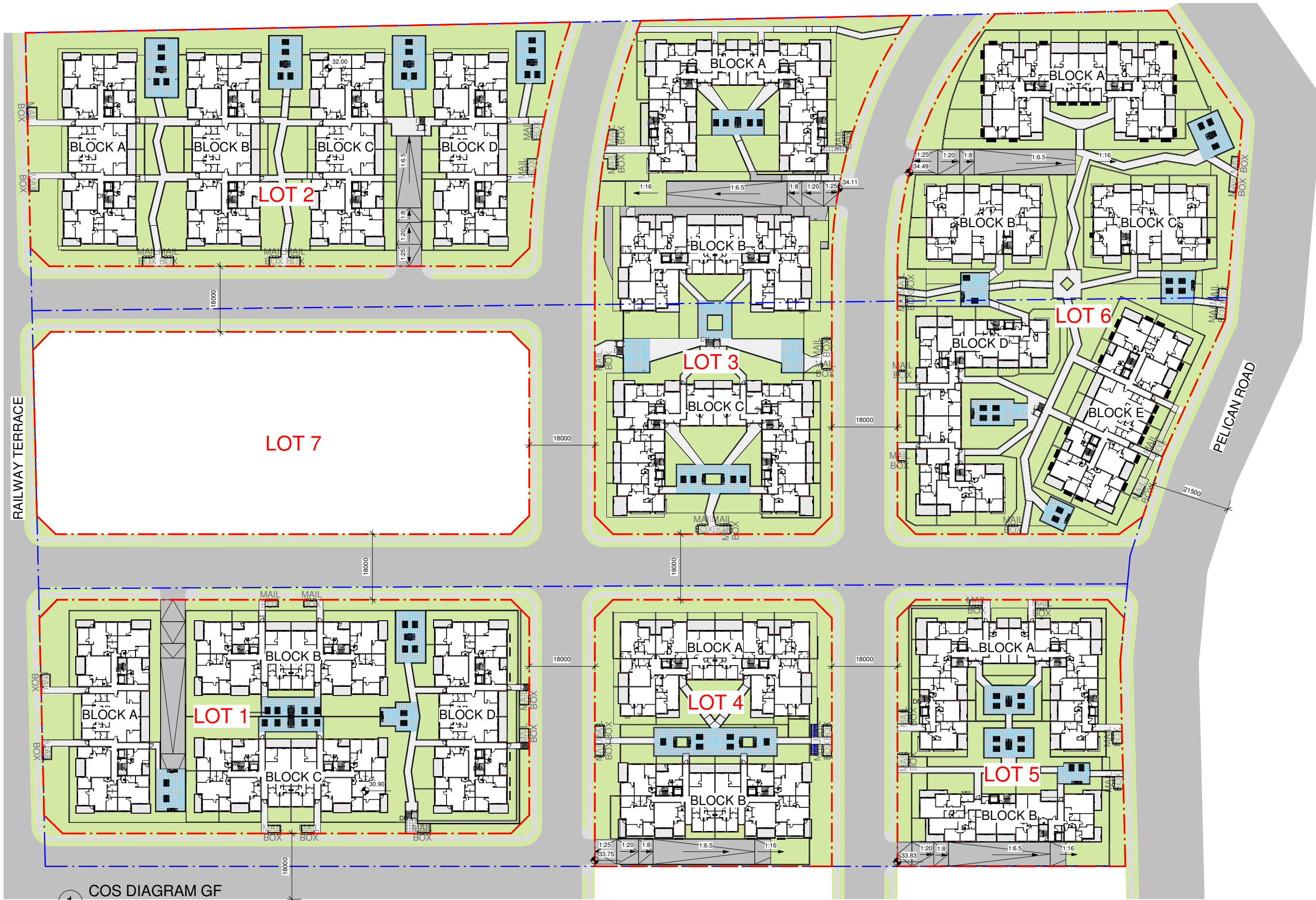
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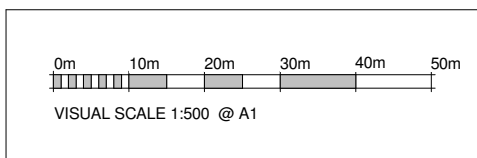
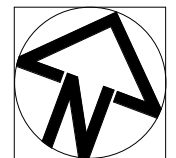
1 COS DIAGRAM GF
1 : 500

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE
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DRAWING TITLE
COS DIAGRAM - GF

PROJECT
249, 259 & 271 RAILWAY TCE,
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DATE
Issue Date

SCALE @ A1

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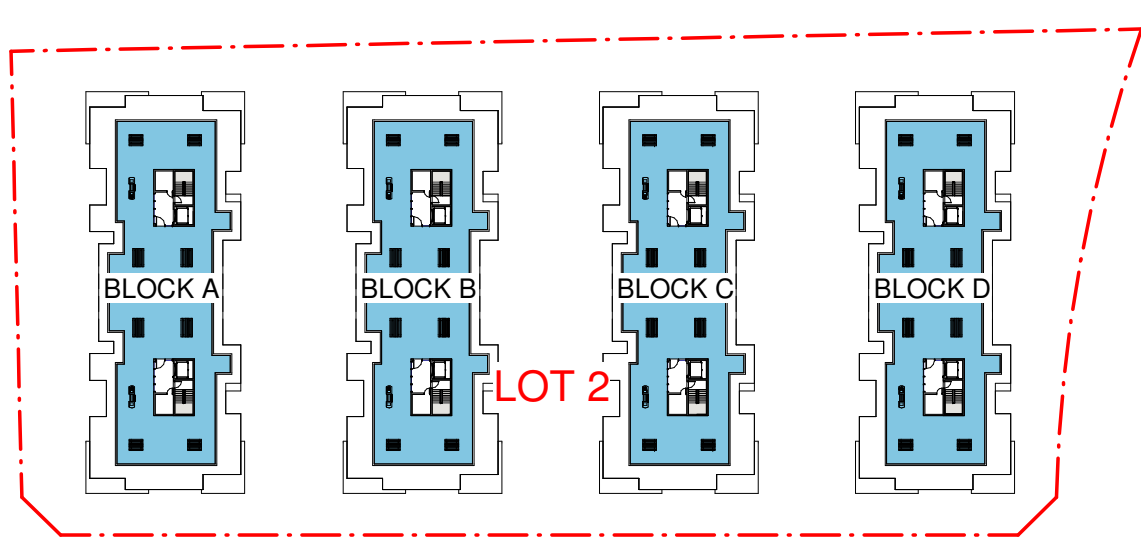
PROJECT NUMBER
108/16-17

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95 /110

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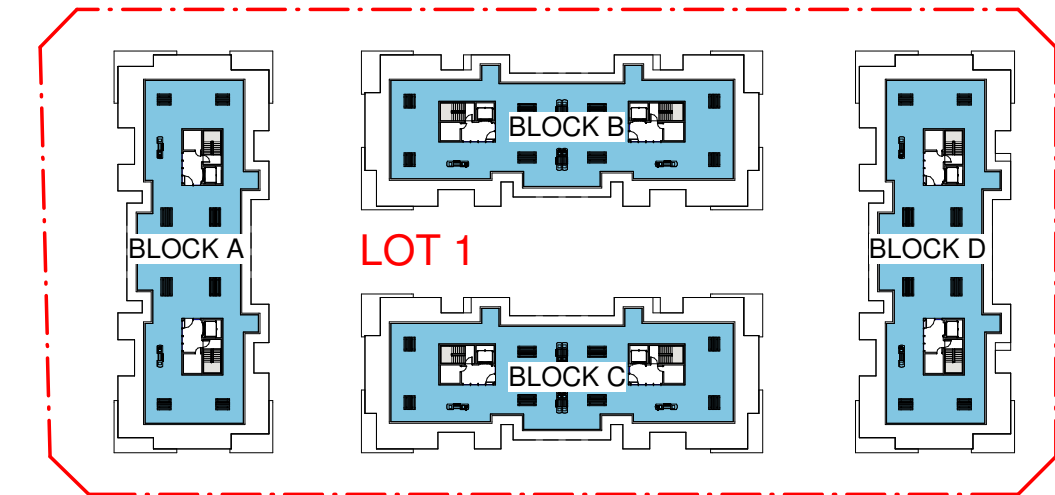




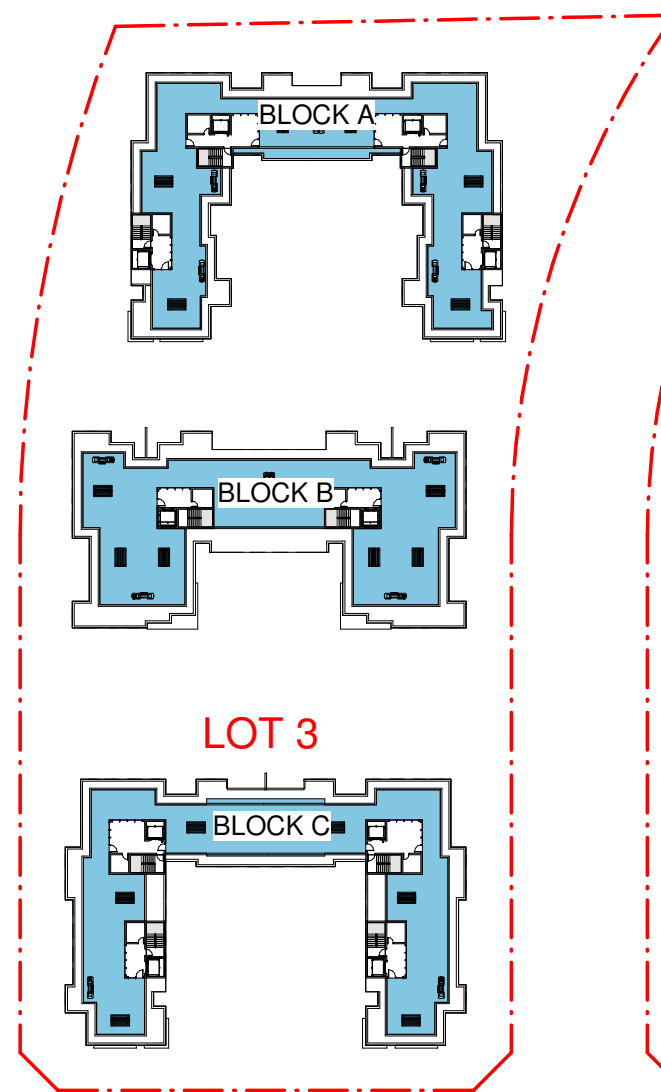
LOT 2



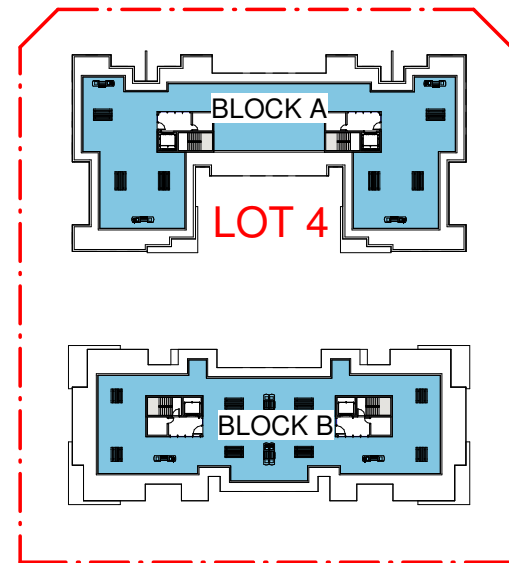
LOT 7



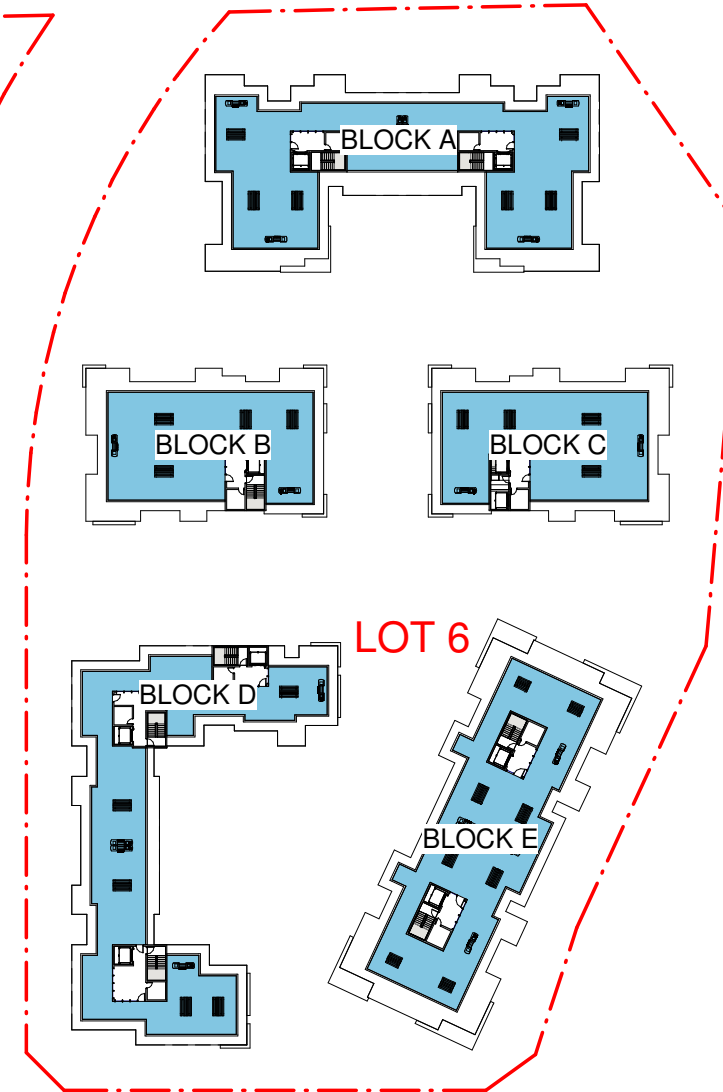
LOT 1



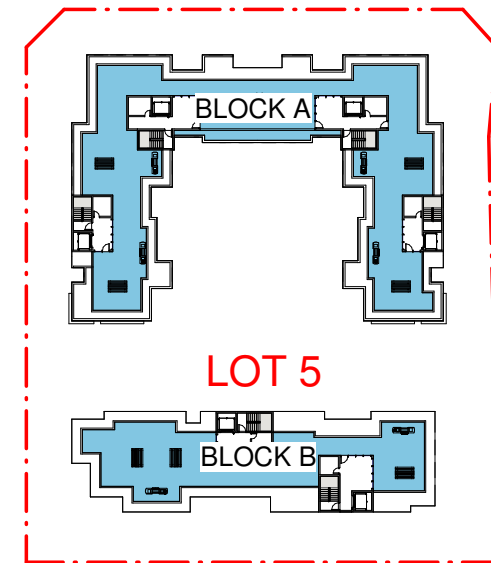
LOT 3



LOT 4



LOT 6



LOT 5

**LOT 1
COS AREA CALCULATIONS**

TOTAL SITE : 8522.48m²
 COS REQUIRED: 25.00% (2,130.62m²)
 PROVIDED ON GROUND: 5.46% (465.19m²)
 PROVIDED ON ROOFTOP: 24.02% (2,047.34m²)
 PROVIDED ON BALCONIES: 30.98% (2,639.98m²)
 TOTAL COS: 60.46% (5,152.51m²)

**LOT 2
COS AREA CALCULATIONS**

TOTAL SITE : 9,205.93m²
 COS REQUIRED: 25.00% (2,301.48m²)
 PROVIDED ON GROUND: 5.95% (547.30m²)
 PROVIDED ON ROOFTOP: 22.24% (2,047.34m²)
 PROVIDED ON BALCONIES: 28.68% (2,639.98m²)
 TOTAL COS: 56.86% (5,234.62m²)

**LOT 3
COS AREA CALCULATIONS**

TOTAL SITE : 9,339.58m²
 COS REQUIRED: 25.00% (2,334.90m²)
 PROVIDED ON GROUND: 5.37% (501.96m²)
 PROVIDED ON ROOFTOP: 18.26% (1,705.69m²)
 PROVIDED ON BALCONIES: 28.84% (2,693.99m²)
 TOTAL COS: 52.48% (4,901.64m²)

**LOT 4
COS AREA CALCULATIONS**

TOTAL SITE : 4,726.82m²
 COS REQUIRED: 25.00% (1,181.71m²)
 PROVIDED ON GROUND: 5.76% (272.25m²)
 PROVIDED ON ROOFTOP: 23.24% (1,098.48m²)
 PROVIDED ON BALCONIES: 30.93% (1,462.16m²)
 TOTAL COS: 59.93% (2,832.88m²)

**LOT 5
COS AREA CALCULATIONS**

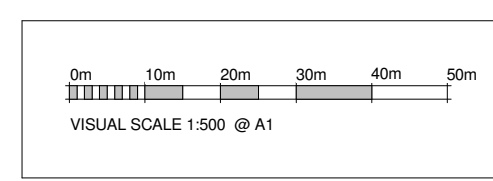
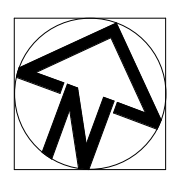
TOTAL SITE : 4,496.77m²
 COS REQUIRED: 25.00% (1,124.19m²)
 PROVIDED ON GROUND: 3.73% (284.86m²)
 PROVIDED ON ROOFTOP: 18.31% (823.27m²)
 PROVIDED ON BALCONIES: 29.38% (1,321.28m²)
 TOTAL COS: 54.54% (2,452.67m²)

**LOT 6
COS AREA CALCULATIONS**

TOTAL SITE : 11,452.17m²
 COS REQUIRED: 25.00% (2,863.04m²)
 PROVIDED ON GROUND: 3.73% (427.30m²)
 PROVIDED ON ROOFTOP: 15.82% (1,811.72m²)
 PROVIDED ON BALCONIES: 19.05% (2,181.51m²)
 TOTAL COS: 38.60% (4,420.53m²)

1 COS DIAGRAM RF
1 : 500

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					PROJECT ARCHITECT



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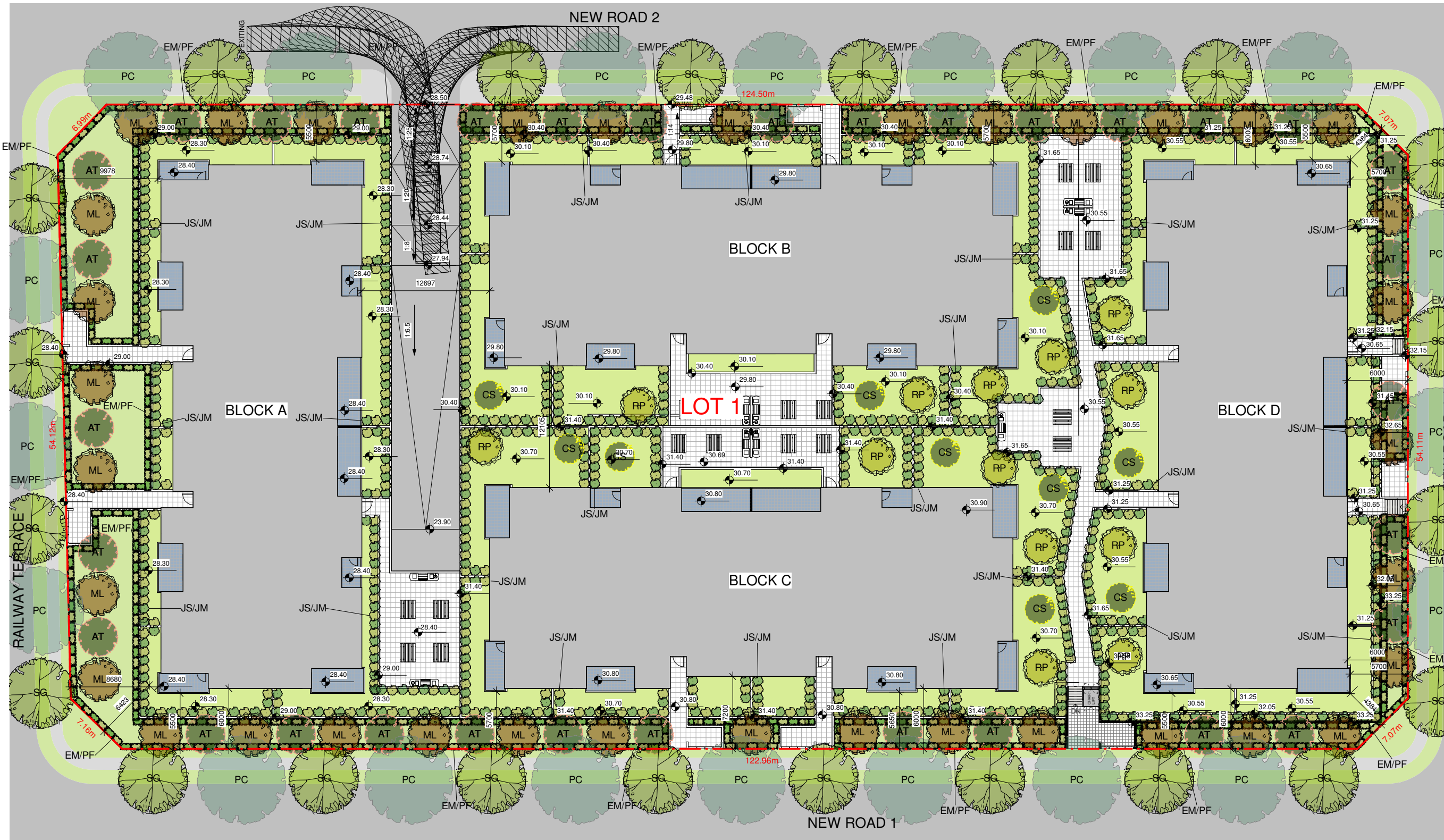
DRAWING No.
96 /110

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PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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Nominated Architect: Symon Ochudzawa (RAA 6865)



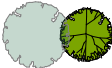














PROPOSED PLANTING SCHEDULE



1 LOT 1 LANDSCAPING PLAN - GF
1 : 200

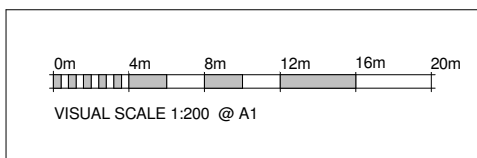
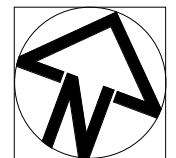
- 
Existing street trees to be protected & retained
- 
Existing trees to be removed
- 
Proposed large canopy tree planting (refer to proposed plant schedule)
- 
Proposed medium tree planting (refer to proposed plant schedule)
- 
Proposed small tree planting (refer to proposed plant schedule)
- 
Proposed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

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LOT 1 LANDSCAPING PLAN - GF

DATE
Issue Date

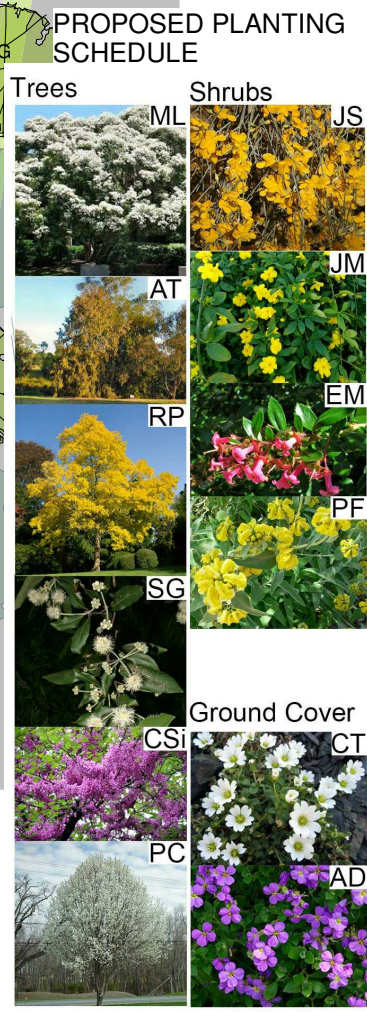
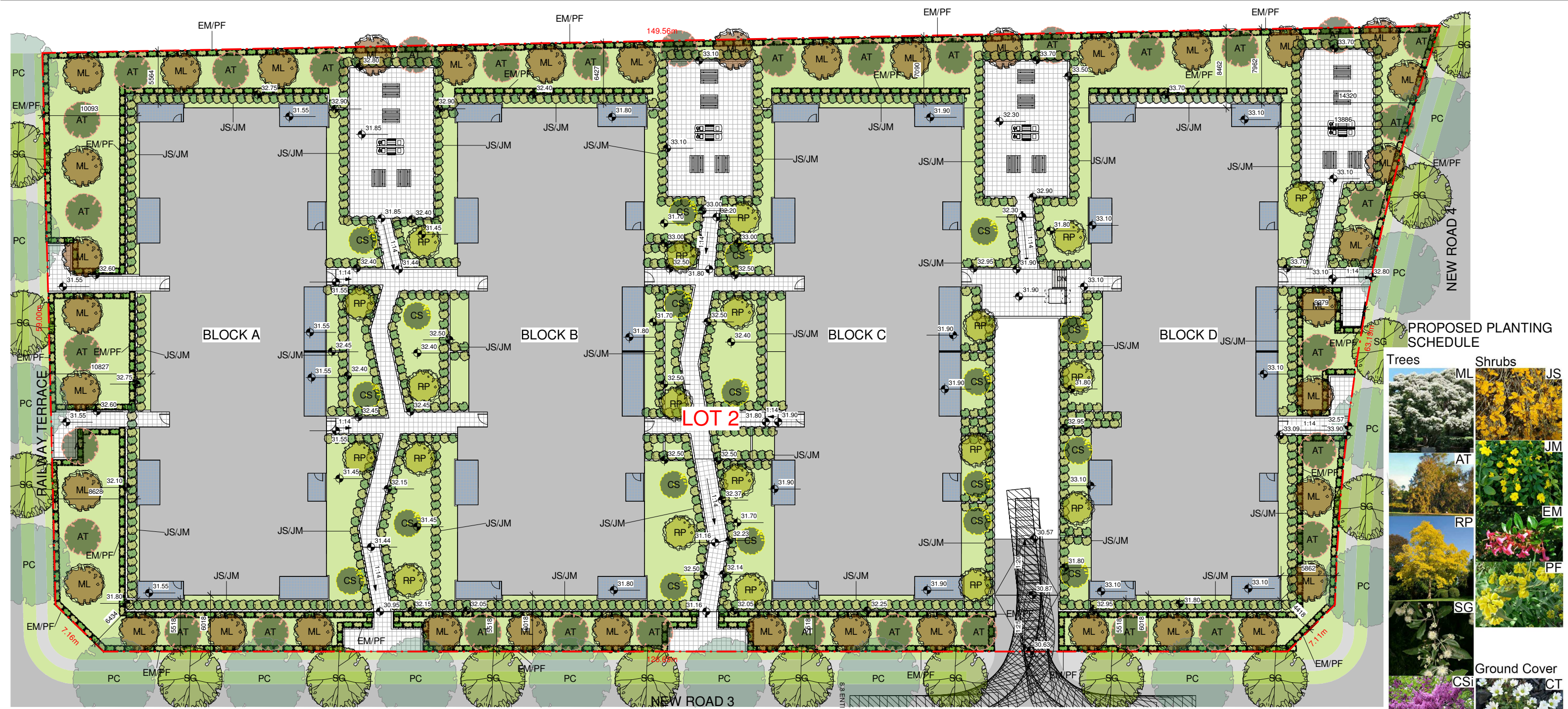
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97 / 110

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1 LOT 2 LANDSCAPING PLAN - GF
1 : 200

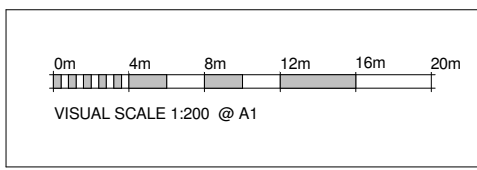
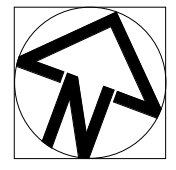
	Existing street trees to be protected & retained		Proposed large canopy tree planting (refer to proposed plant schedule)		Proposed small tree planting (refer to proposed plant schedule)		Proposed accent planting (refer to proposed plant schedule)		Proposed shrub planting (refer to proposed plant schedule)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

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249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

DRAWING TITLE
LOT 2 LANDSCAPING PLAN - GF

DATE
Issue Date

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PROJECT NUMBER
108/16-17

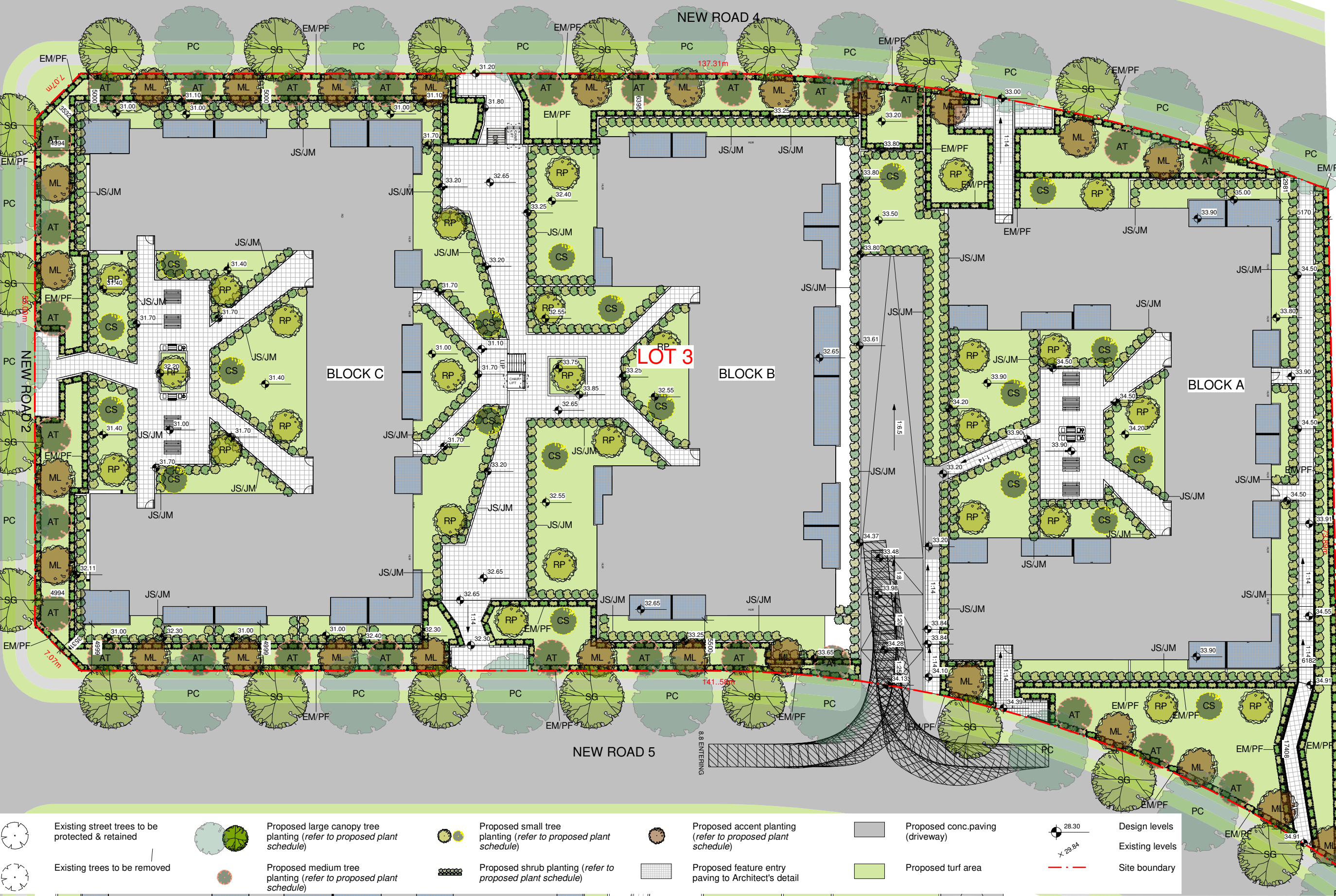
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PROPOSED PLANTING SCHEDULE



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

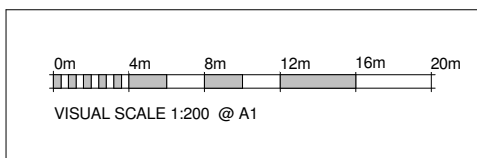
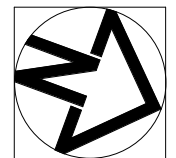
1 LOT 3 LANDSCAPING PLAN - GF
1 : 200

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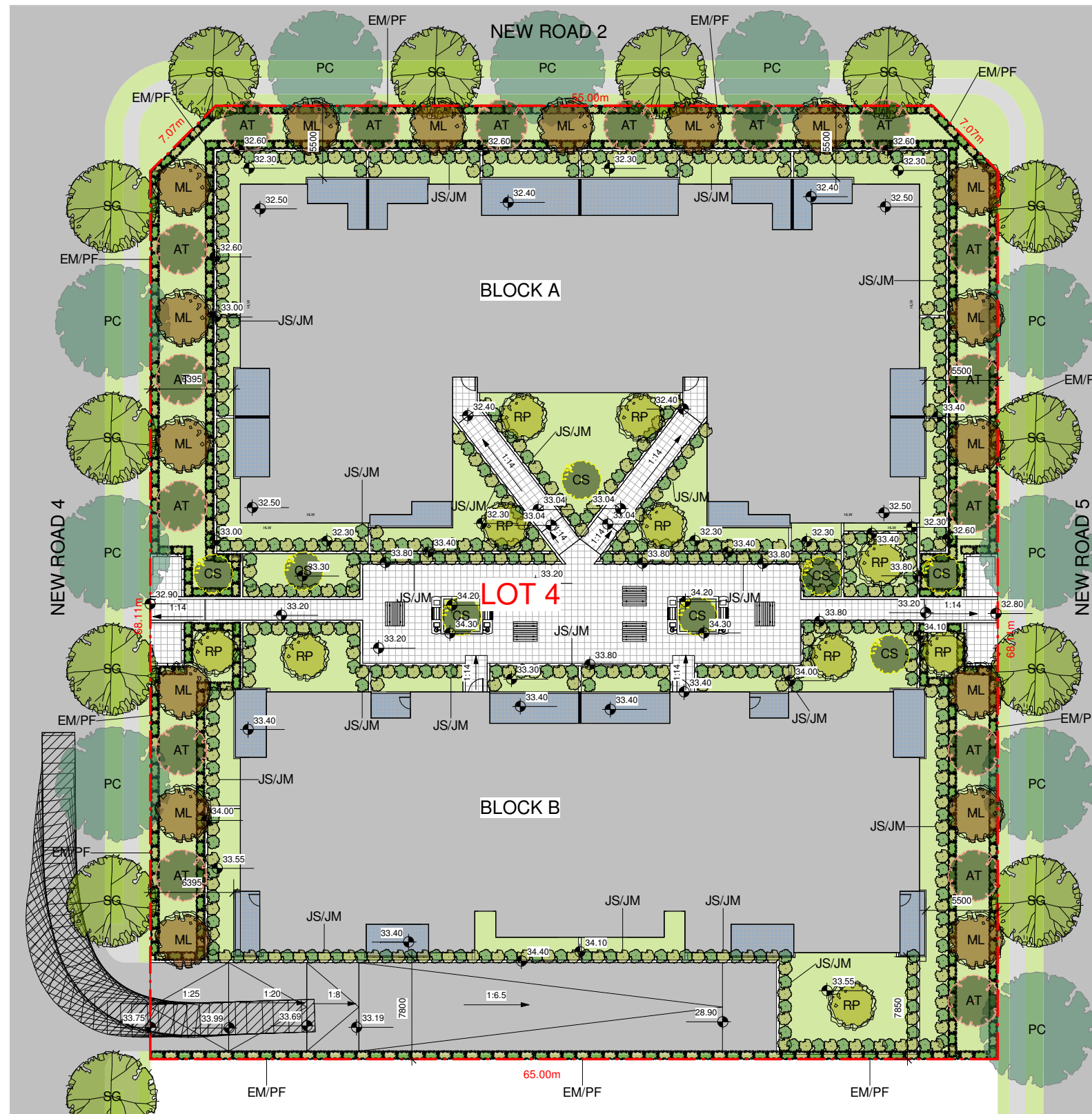
DRAWING TITLE
LOT 3 LANDSCAPING PLAN - GF

PROJECT
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Nominated Architect: Symon Ochudzawa (RAA 6865)

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PROJECT NUMBER: 108/16-17 DRAWING No.: 99 / 110 ISSUE: A





1 LOT 4 LANDSCAPING PLAN - GF
1 : 200

PROPOSED PLANTING SCHEDULE

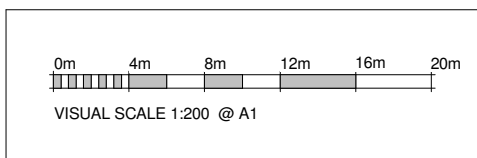
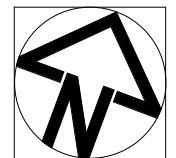


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A	DA ISSUE			03/07/17

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LOT 4 LANDSCAPING PLAN - GF

DATE
Issue Date

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PROJECT NUMBER
108/16-17

DRAWING No.
100 /110

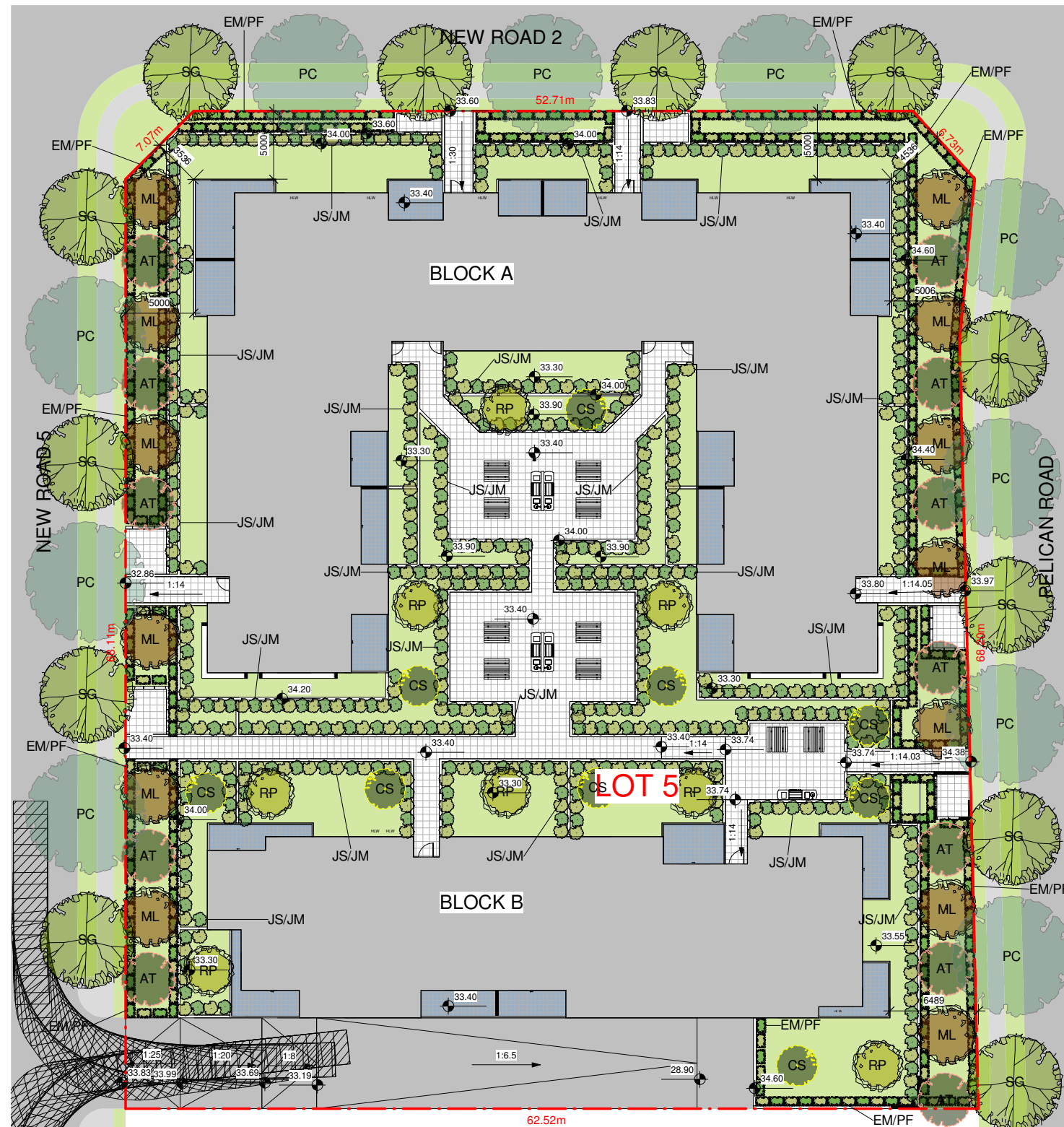
ISSUE
A

PROJECT
249, 259 & 271 RAILWAY TCE,
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Nominated Architect: Symon Ochudzawa (RAA 6865)

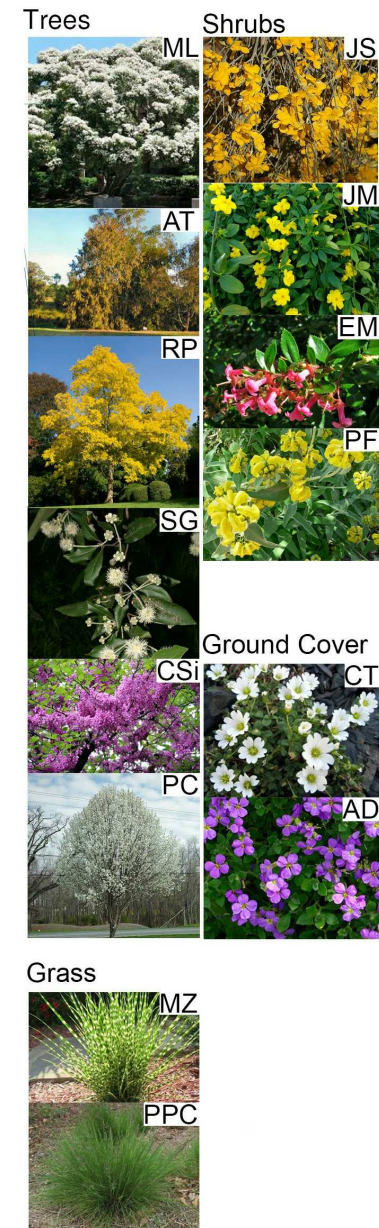















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1 LOT 5 LANDSCAPING PLAN - GF
1 : 200

PROPOSED PLANTING SCHEDULE



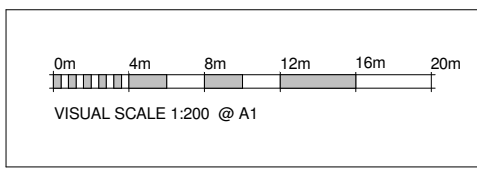
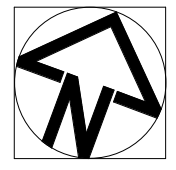
- 
Existing street trees to be protected & retained
- 
Existing trees to be removed
- 
Proposed large canopy tree planting (refer to proposed plant schedule)
- 
Proposed medium tree planting (refer to proposed plant schedule)
- 
Proposed small tree planting (refer to proposed plant schedule)
- 
Proposed shrub planting (refer to proposed plant schedule)
- 
Proposed accent planting (refer to proposed plant schedule)
- 
Proposed feature entry paving to Architect's detail
- 
Proposed conc.paving (driveway)
- 
Proposed turf area
-  28.30
Design levels
-  X 29.84
Existing levels
-  ---
Site boundary

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LOT 5 LANDSCAPING PLAN - GF

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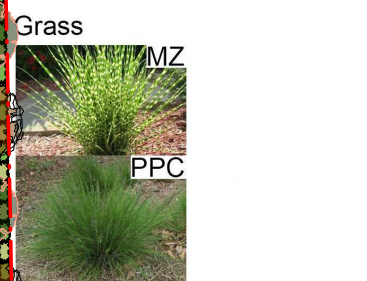
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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)

DATE: 03/07/17 SCALE @ A1 DRAWN: JS
PROJECT NUMBER: 108/16-17 DRAWING No.: 101 /110 ISSUE: A





PROPOSED PLANTING SCHEDULE



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

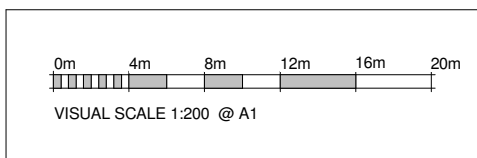
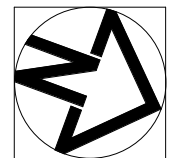
1 LOT 6 LANDSCAPING PLAN - GF
1 : 200

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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)



PLANT SCHEDULE

LOT 1

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	33	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	36	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	13	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	22	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	10	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	20	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	347	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	454	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	468	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	338	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

LOT 3

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	28	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	27	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	27	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	20	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	20	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	19	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	402	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	528	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	521	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	401	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

LOT 5

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	12	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	13	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	8	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	12	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	9	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	10	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	179	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	275	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	277	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	181	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

LOT 2

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	35	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	40	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	20	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	15	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	19	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	15	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	350	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	567	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	578	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	354	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

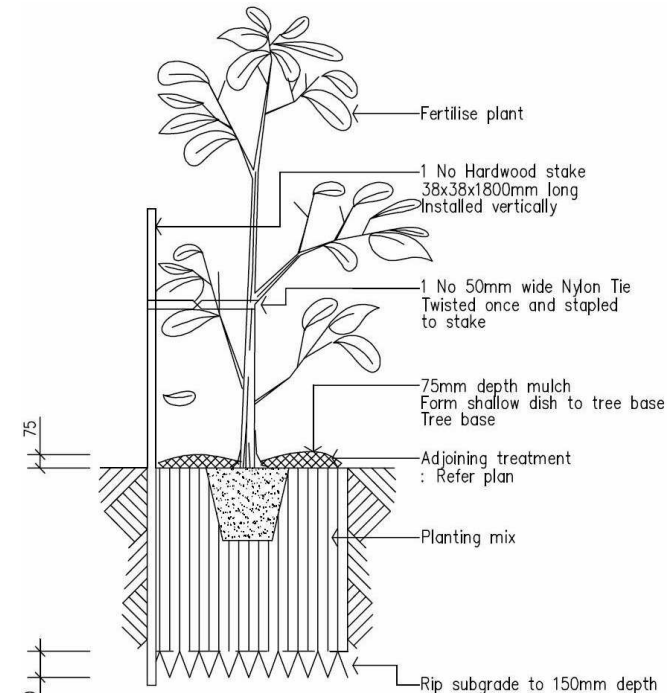
LOT 4

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	17	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	17	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	10	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	13	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	8	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	10	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	228	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	251	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	249	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	226	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

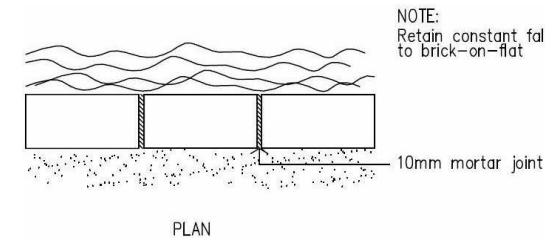
LOT 6

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
AT	Allocasuarina Torulosa (Forest Oak - 5-8m)	32	75 litre	yes
ML	Melaleuca Linearifolia (Snow In Summer - 4-8m)	33	75 litre	yes
RP	Robinia Pseudoacacia Frisia (Yellow Locust - 4-7m)	23	60 litre	yes
SG	Syncarpia Glomulifera (Turpentine - 4-8m)	20	60 litre	yes
CS	Cercis Siliquastrum (Judas Tree - 4-5m)	22	45 litre	yes
PC	Pyrus Calleryana (Callery Pear - 5-8m)	21	75 litre	yes
Shrubs				
PF	Phlomis Fruticosa (Jerusalem Sage - 0.8m)	367	10 litre	-
JS	Jacksonia Scoparia (Dogwood - 2m)	794	25 litre	yes
JM	Jasminum Mesnyi (Yellow Jasmine - 3m)	765	15 litre	-
EM	Escallonia Macrantha (Escallonia - 2m)	369	15 litre	-
Ground Cover				
CT	Cerastium Tomentosum (Snow in Sumer - 0.5m)	-	-	-
AD	Aubrieta Deltoidea (Rock Cress - 0.4m)	-	-	-
Grass				
MZ	Miscanthus Sinensis Zebrinus (Zebra Grass - 0.5m)	-	-	-
PPC	Poa Poiformis Courtney (Green Coastal Tussock Grass - 0.2m)	-	-	-

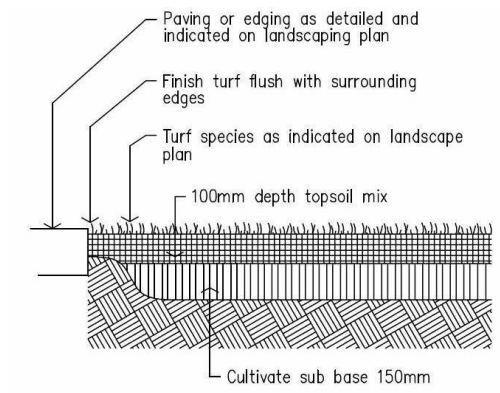
LANDSCAPE DETAILS



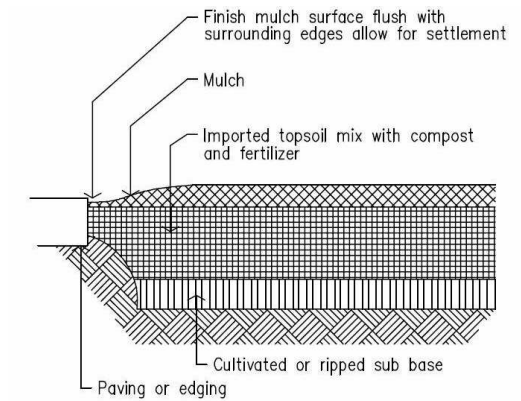
15 - 35 litre Tree planting Detail. Not.To.Scale.



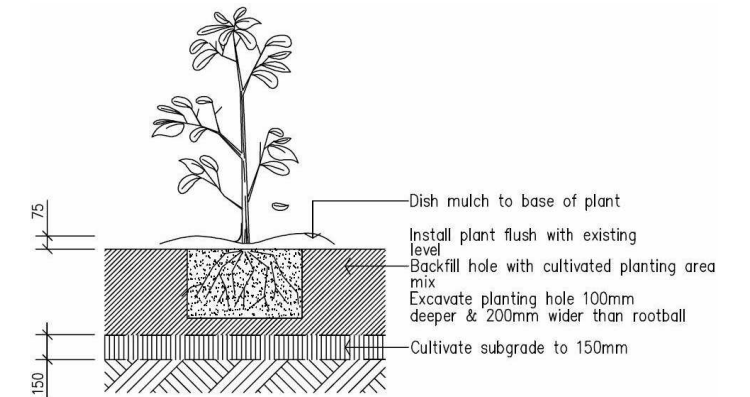
Brick garden edge Detail.



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.

AMENDMENTS	ISSUE DESCRIPTION	APPROVED	SIGNED	DATE	REVIEWED BY
A	DA ISSUE	SO	SO	03/07/17	DIRECTOR
					PROJECT ARCHITECT

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LANDSCAPING LEGEND

DATE
108/16-17

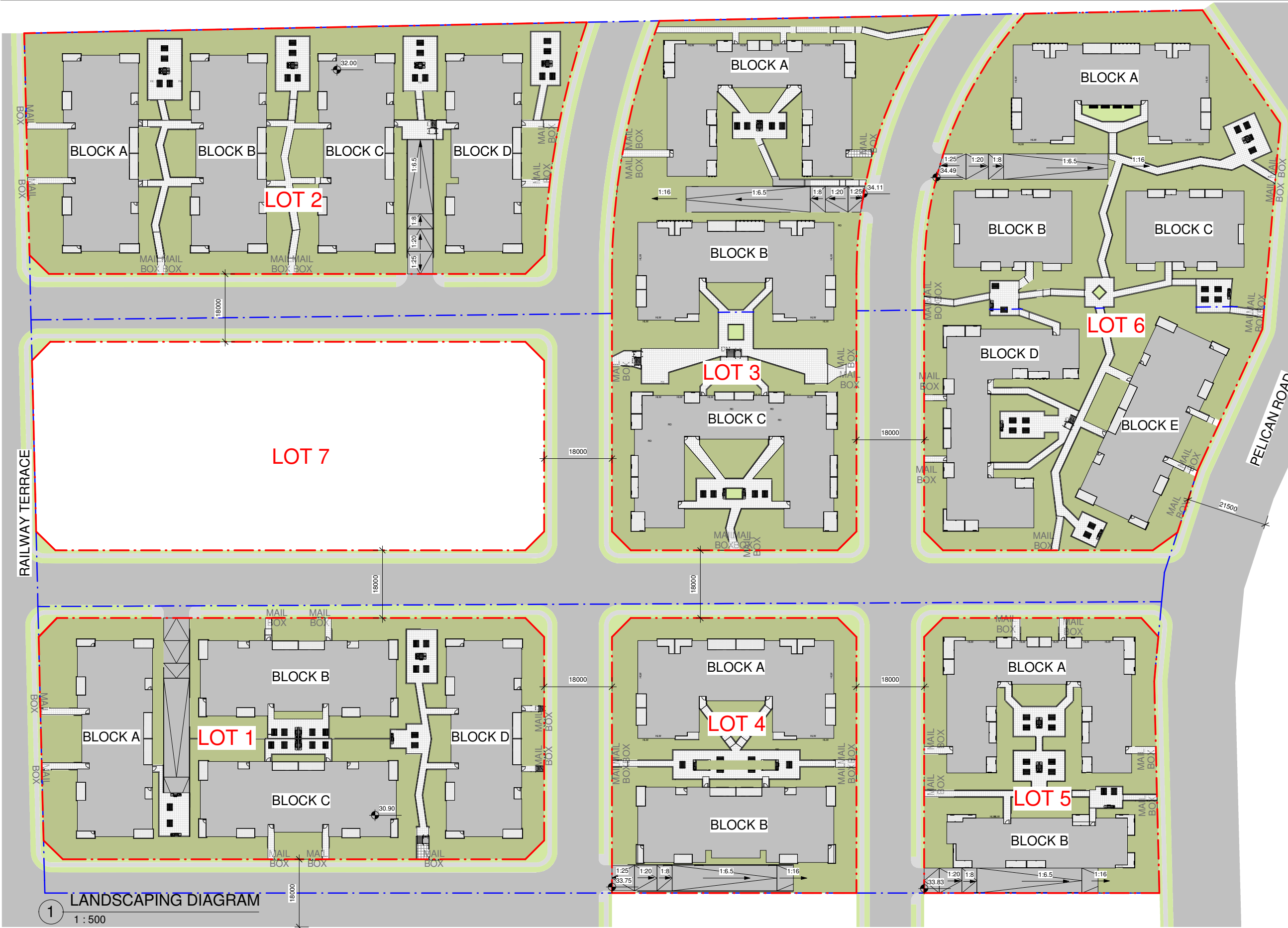
SCALE @ A1
103 /110

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ISSUE
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PROJECT
249, 259 & 271 RAILWAY TCE,
SCHOFIELDS

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ABN 70 119 846 575
Nominated Architect: Symon Ochudzawa (RAA 6865)





**LOT 1
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 8522.48m²
 LANDSCAPE REQUIRED : 30.00% (2556.744m²)
 LANDSCAPE PROVIDED : 38.85% (3311.252m²)

TOTAL LAWN AREA : 1158.938m²
 TOTAL GARDEN AREA : 2152.314m²

**LOT 2
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 9205.93m²
 LANDSCAPE REQUIRED : 30.00% (2761.779m²)
 LANDSCAPE PROVIDED : 40.84% (3759.854m²)

TOTAL LAWN AREA : 1353.547m²
 TOTAL GARDEN AREA : 2406.307m²

**LOT 3
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 9339.58m²
 LANDSCAPE REQUIRED : 30.00% (2801.874m²)
 LANDSCAPE PROVIDED : 43.57% (4069.314m²)

TOTAL LAWN AREA : 1525.992m²
 TOTAL GARDEN AREA : 2543.322m²

**LOT 4
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 4726.82m²
 LANDSCAPE REQUIRED : 30.00% (1418.046m²)
 LANDSCAPE PROVIDED : 37.94% (1793.189m²)

TOTAL LAWN AREA : 645.548m²
 TOTAL GARDEN AREA : 1147.641m²

**LOT 5
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 4496.77m²
 LANDSCAPE REQUIRED : 30.00% (1349.031m²)
 LANDSCAPE PROVIDED : 39.50% (1776.209m²)

TOTAL LAWN AREA : 639.435m²
 TOTAL GARDEN AREA : 1136.774m²

**LOT 6
LANDSCAPE AREA CALCULATIONS**

TOTAL SITE : 11452.17m²
 LANDSCAPE REQUIRED : 30.00% (3435.651m²)
 LANDSCAPE PROVIDED : 44.94% (5146.449m²)

TOTAL LAWN AREA : 1929.918m²
 TOTAL GARDEN AREA : 3216.531m²

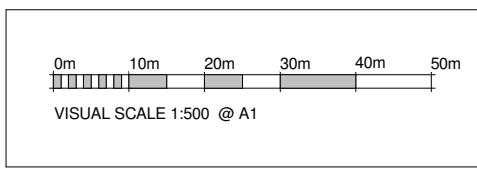
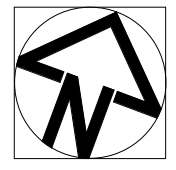
1 LANDSCAPING DIAGRAM
1 : 500

AMENDMENTS		APPROVED	SIGNED	DATE
A	DA ISSUE	SO	SO	03/07/17

THIS DRAWING ISSUE HAS BEEN REVIEWED BY

DIRECTOR

PROJECT ARCHITECT



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DRAWING TITLE
LANDSCAPING PLAN DIAGRAM

DATE
Issue Date

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104 / 110

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PROJECT NUMBER
108/16-17

PROJECT
249, 259 & 271 RAILWAY TCE,
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