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UNIT CALCULATIONS

GROUND FLOOR:		LEVEL 03:	
RETAIL	04	1 BED	01
2 BED	03	2 BED	08
3 BED	01	3 BED	01
TOTAL	08	TOTAL	10
LEVEL 01:		LEVEL 04:	
1 BED	02	1 BED	01
2 BED	05	2 BED	08
3 BED	01	3 BED	01
TOTAL	08	TOTAL	10
LEVEL 02:		LEVEL 05:	
1 BED	03	1 BED	01
2 BED	07	2 BED	08
TOTAL	10	3 BED	01
		TOTAL	10
		LEVEL 06:	
		1 BED	01
		2 BED	08
		3 BED	01
		TOTAL	10

TOTAL 1 BED: 09
TOTAL 2 BED: 47
TOTAL 3 BED: 06
TOTAL RESIDENTIAL UNITS: 62
TOTAL RETAIL: 04
TOTAL YIELD: 66

GFA CALCULATIONS

SITE AREA = 1,782m²
PERMISSIBLE FSR = 2.5:1 + 0.75 = 3.25:1 (30%) ARH BONUS
PERMISSIBLE GFA = 5,791.50m²

TOTAL GFA: 5,763.77 m² SQM
TOTAL FSR: 3.23:1 (INC. 0.75 (30%) ARH BONUS)



CARPARKING

NON-AFFORDABLE UNITS:
TOTAL UNITS: 50
REQUIRED: 49
PROVIDED: 49

AFFORDABLE HOUSING:
1 BED UNITS: 1
2 BED UNITS: 11
REQUIRED: 6
PROVIDED: 6

RETAIL:
TOTAL UNITS: 4
REQUIRED: 7
PROVIDED: 6 + 1 AMBULANT

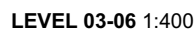
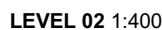
VISITOR
REQUIRED: 12
PROVIDED: 12

TOTAL CARPARKING REQUIRED: 74
TOTAL CARPARKING PROVIDED: 74

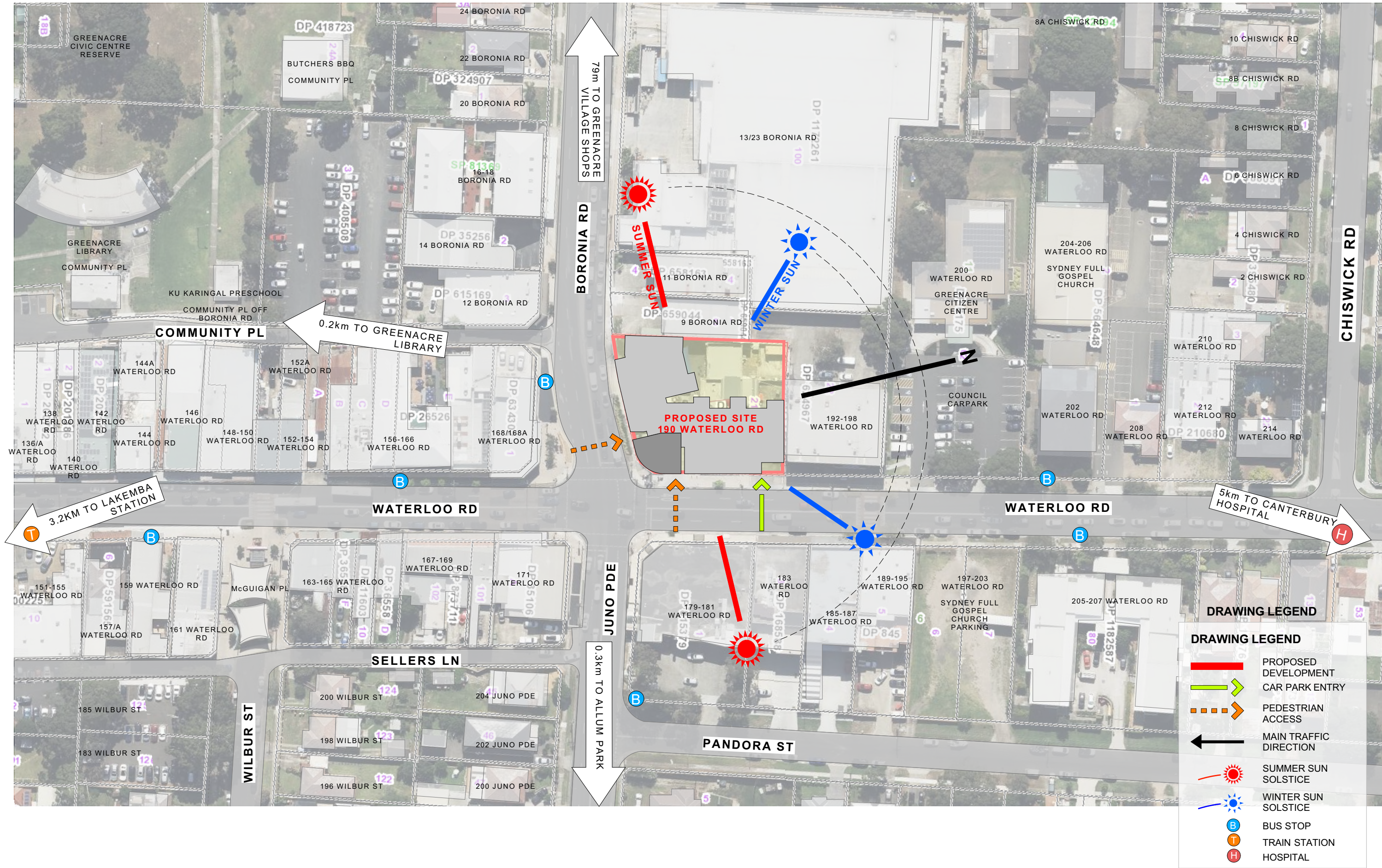


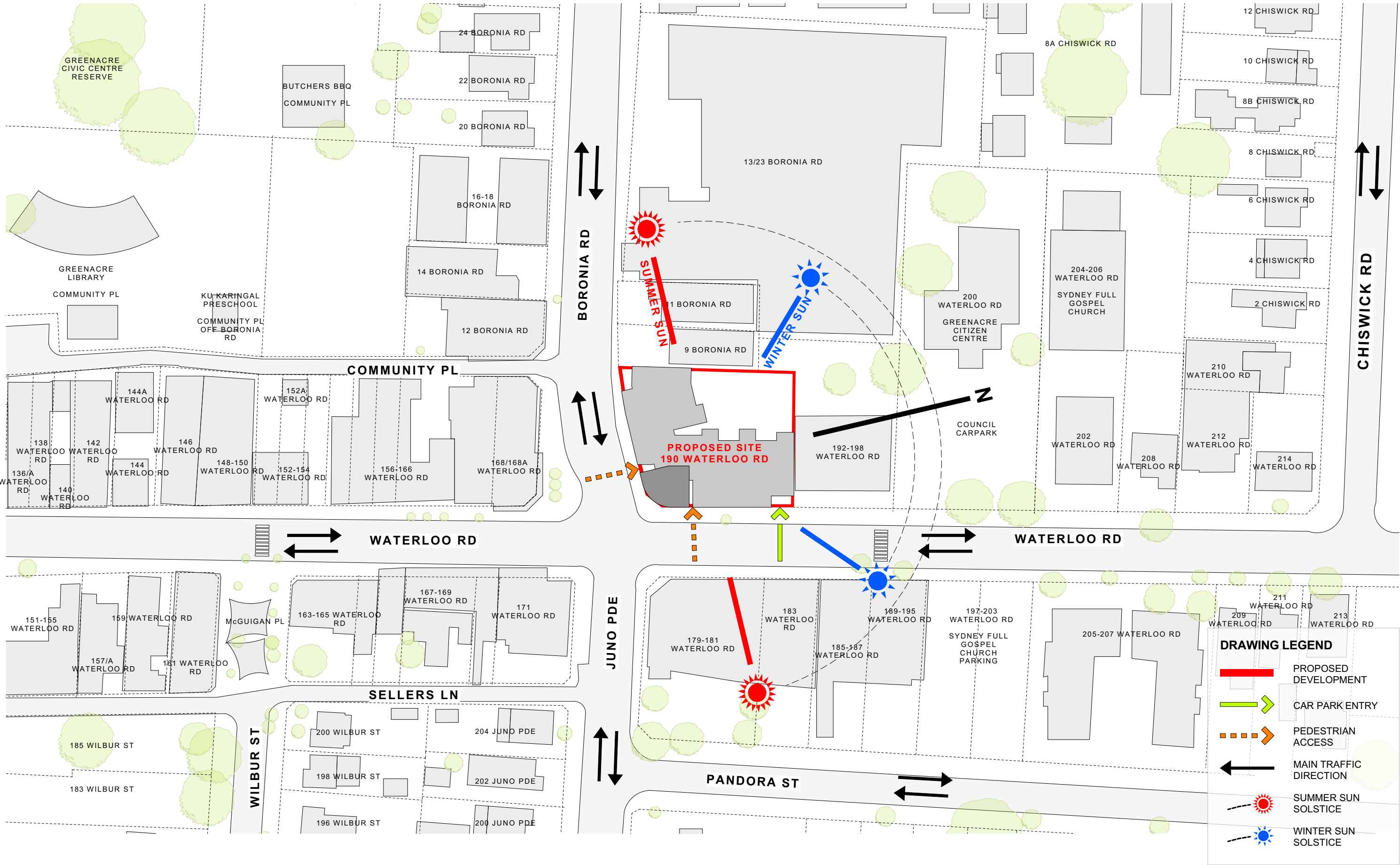
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Design Practitioner No. DEP0000073

PROPOSED MIXED USE DEVELOPMENT
WATERLOO RD
190 WATERLOO ROAD, GREENACRE

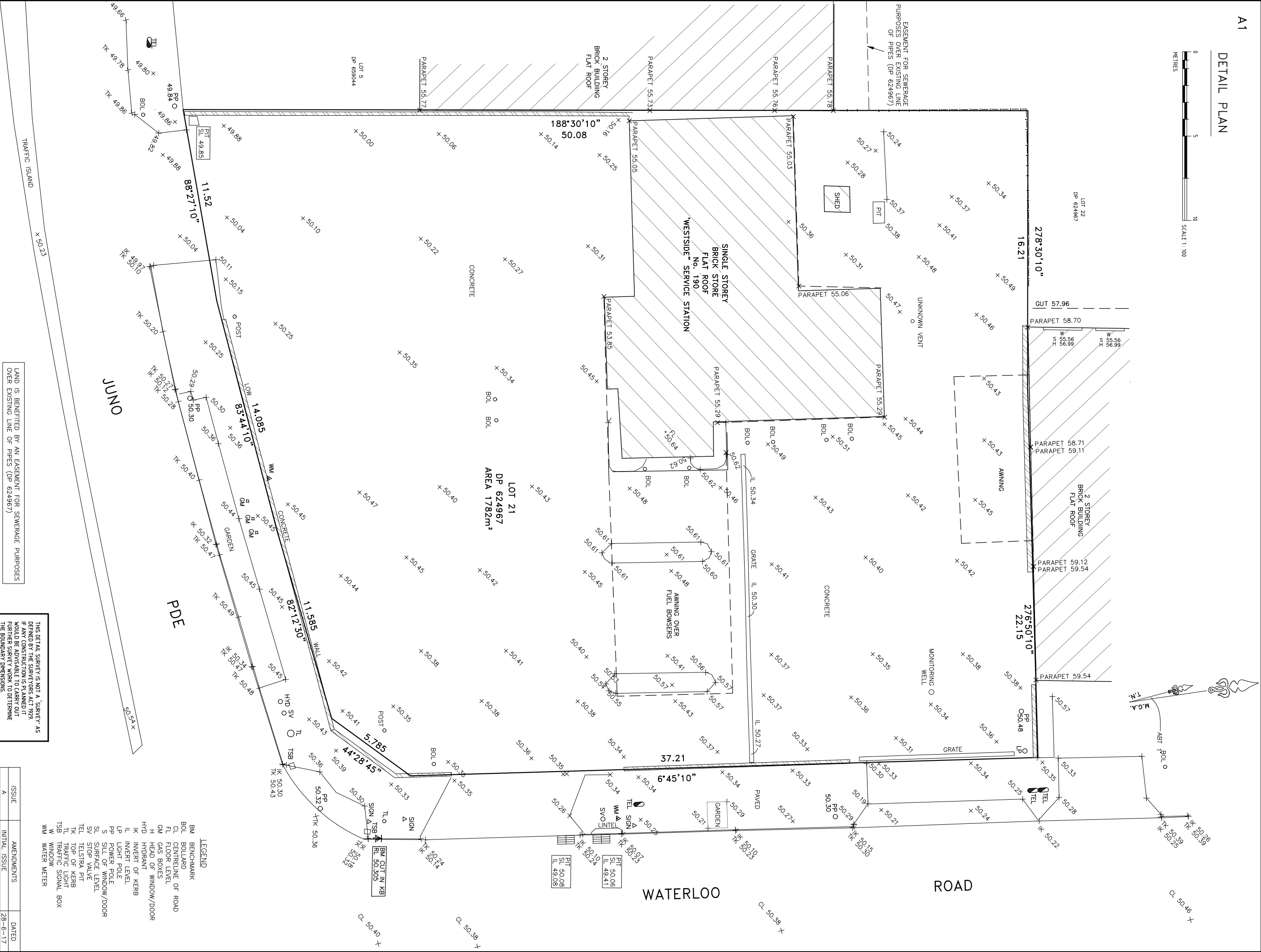


NOTE: SILVER AND GOLD INDICATE LIVABLE HOUSING UNIT FROM APARTMENT DESIGN GUIDE (ADG)





DETAIL PLAN



LAND IS BENEFITED BY AN EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (DP 624967)

THIS DETAIL SURVEY IS NOT A SURVEY AS
DEFINED BY THE SURVEYORS ACT 1979.
IF ANY CONSTRUCTION IS PLANNED IT
WOULD BE ADVISABLE TO CARRY OUT
FURTHER SURVEY WORK TO DETERMINE
THE BOUNDARY DIMENSIONS.

CitiSury Pty Ltd
ABN 32 122 758 276
CONSULTING SURVEYORS
P.O. BOX 439, KELLYVILLE NSW 2155
PHONE: (02) 9647 1142
E-mail: info@citisury.com.au

SCALE	SHEET	CLIENT
1:100	1 OF 1	ALPHA ENGINEERING
DATE OF SURVEY 23-6-2017	PLOT FILE 10533-DET	
SURVEY FL	DRAWN JC	

DATUM	PLAN	DATE
AND	DETAIL & LEVEL SURVEY	ORIGIN OF LEVELS: SSM 141252 RL 47.68 DATED: 15-JUN-2017
	SITE 190 WATERLOO ROAD GREENACRE	

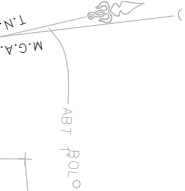
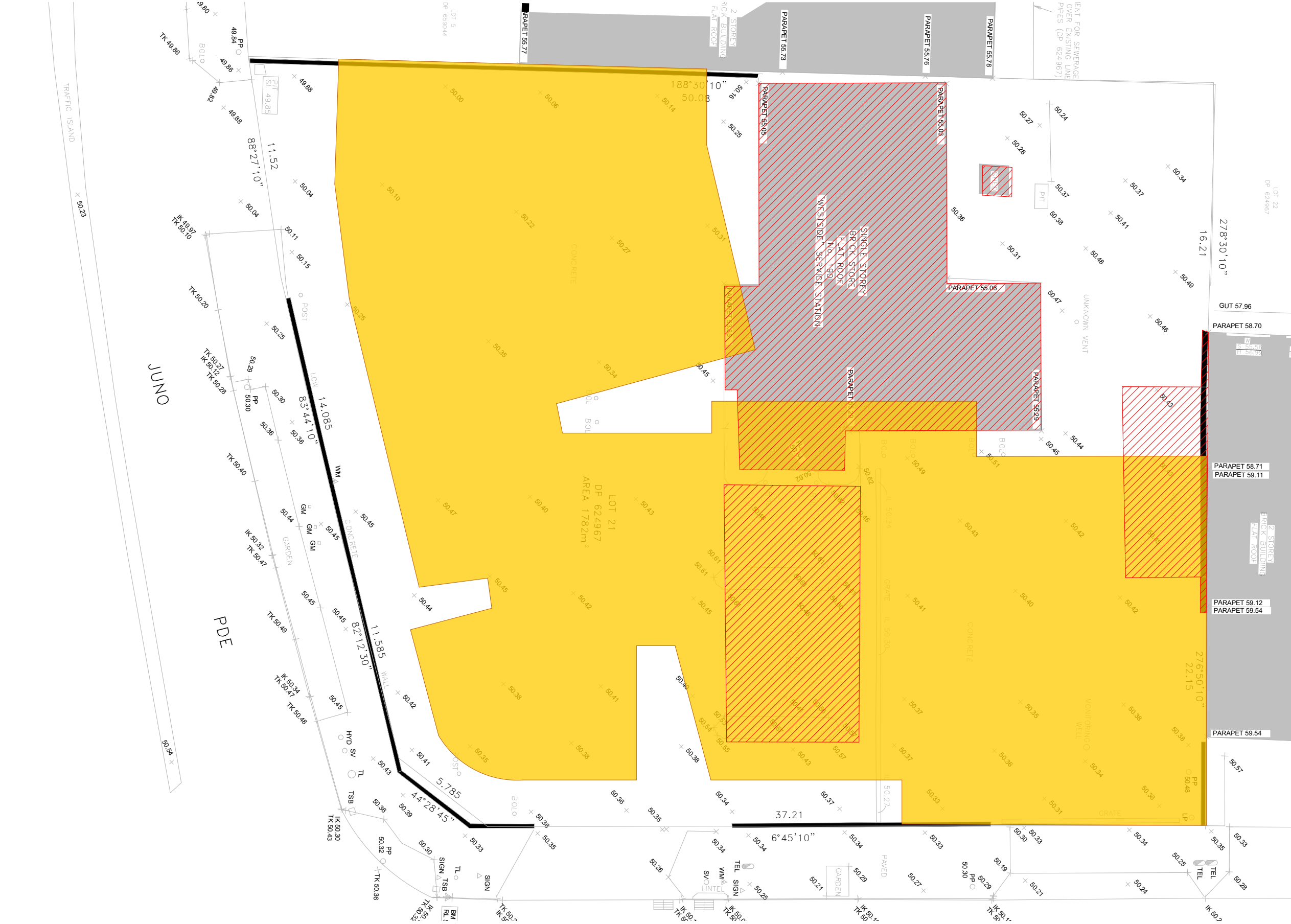
LOCALITY	COUNTY
BANKSTOWN PARISH BANKSTOWN	CUMBERLAND

TITLE
LOT 21 DP 624967

ISSUE	AMENDMENTS	DATED
A	INITIAL ISSUE	28-6-17

- NOTES
1. BOUNDARIES NOT SURVEYED FROM PLANS OBTAINED FROM THE LAND TITLES OFFICE.
 2. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK & CANOPY SPREAD.
 3. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY.
 4. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED.
 5. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED.
 6. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY.
 7. CONTINUED INTERVAL: 0.5m

- LEGEND
- BM BENCHMARK
 - BOL BOLLARD
 - CL CENTRELINE OF ROAD
 - FL FLOOR LEVEL
 - GM GAS BOXES
 - H HEAD OF WINDOW/DOOR
 - HYD HYDRANT
 - IK INVERT OF KERB
 - IL LIGHT LEVEL
 - LP LIGHT POLE
 - PP POWER POINT
 - P SURFACE LEVEL
 - SV STOP VALVE
 - TEL TELESTRA PILE
 - TK TOP OF KERB
 - TL TRAFFIC LIGHT
 - TSB TRAFFIC SIGNAL BOX
 - WM WINDOW
 - WM WATER METER



- LEGEND**
- TO BE DEMOLISHED
 - PROPOSED DEVELOPMENT

SCALE 1:200 @ A3

0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION	DA	Drawing Original Size A3	<table border="1"><thead><tr><th>Revised</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	Revised	Date	Description										© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Vista Access Architects Pty Ltd. www.vistaaccessarchitects.com.au PO Box 353, Kingswood NSW 2147 ABN: 8212441614 QUANTITY SURVEY Duo Tax Quantity Surveys Pty Ltd. 34A/11-21 Underwood Rd, Hornsby NSW 2140 02 8999 1133	TRAFFIC Suite 3, 53 Grandview Street, Pymble www.genestraffic.com.au ABN: 54 660 055 532 bernard@genestraffic.com.au bernard@genestraffic.com.au BASIX UNIVERSAL CONSULTING ENGINEERS Suite 201/14 Hildesheim Place, Berrimoor 2009 02 9522 3912 www.universal-engineers.com.au	ACOUSTIC acouras CONSULTANCY www.acouras.com.au GEOTECHNICAL Geo-technical Consultants Australia Pty Ltd 102/1788-2074 info@geoconsultants.com.au www.geoconsultants.com.au	HYDRAULIC Australiawide Consulting Services P/L 10/18 Sharnbrook Engineering and Project Management 10/18 Sharnbrook Rd, Tuggerah NSW 2256 02 4322 0000 www.austaliawide.com.au LANDSCAPING enquiries@conzept.net.au www.conzept.net.au 02 9922 9312 conzept Landscaping Solutions	BCA DESIGN RIGHT CONSULTING PTY LTD BARRAMATTA (PUNJIT) PO BOX 2351, NORTH PARLAMATTA NSW 2150 02 9615 7578 www.designright.com.au CONTAMINATION El Australia Pty Ltd Suite 6/01, 56 Miller Street, Pymble NSW 2009 elaustralia	PLANNING Adam Barnes Director P 02 955 288 899 www.thinkplanners.com.au WASTE MANAGEMENT SYDNEY BARKER STEWART P 02 955 288 899 E sydney@barkerstewart.com.au	ARCHITECT GHAZI AL ALI ARCHITECT NSW reg. no: 7542 T: +612 9744 7035 E: office@ghazialali.com ABN: 67 167 131648 21/147-55 JOHN ST LEICHARDT NSW 2040	PROJECT 190 WATERLOO RD, GREENACRE CLIENT MOHAMMED DAHAR SCALE 1:200 DATE 28/02/2025 DRAWN SN, MO, FA, CJ PROJECT ARCHITECT MO PROJECT DIRECTOR GA	DRAWING NAME DEMOLITION PLAN DRAWING NUMBER DA PROJECT NUMBER A 1101 ISSUE 29.17 ISSUE A
				Revised	Date	Description																				



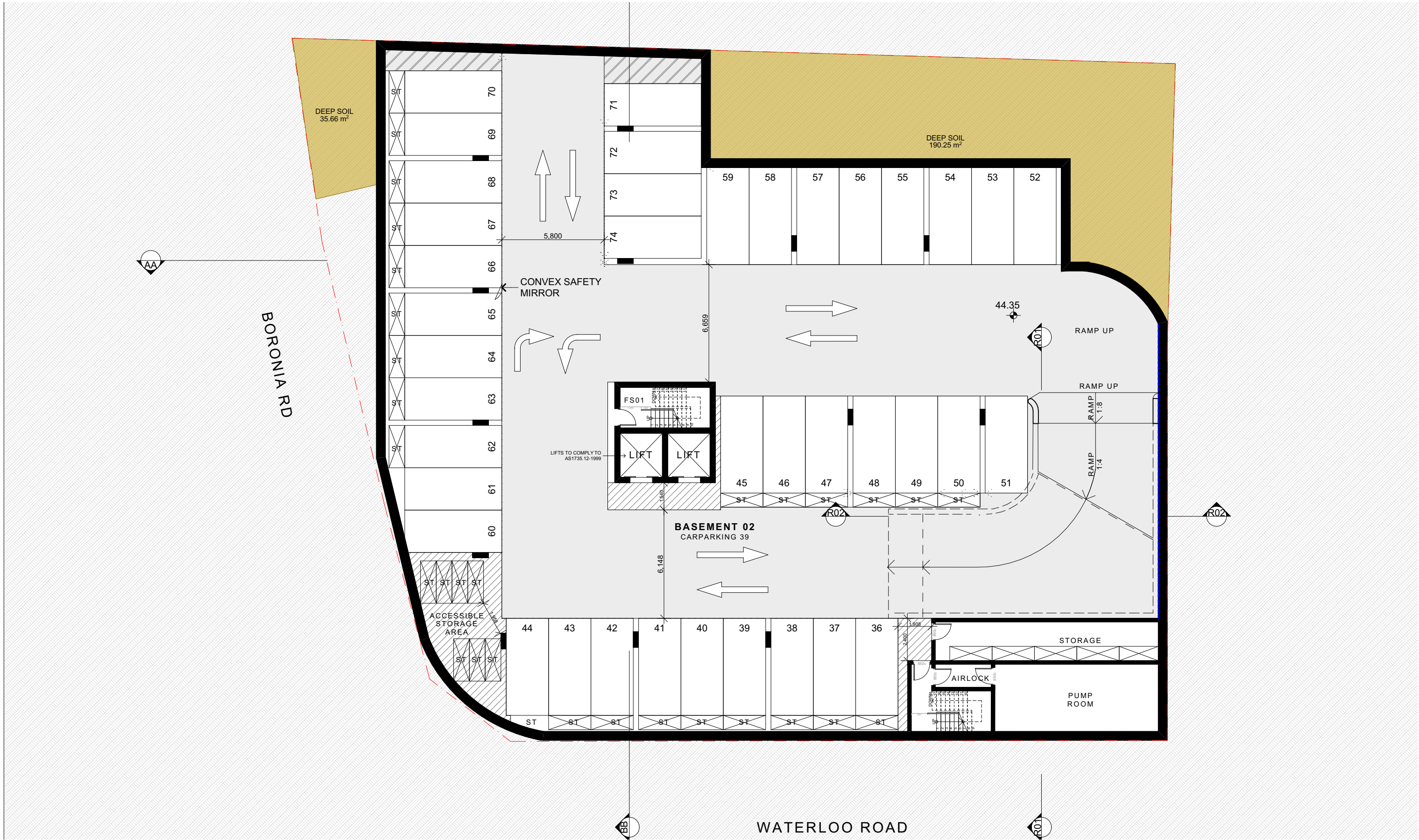
**WATERLOO ROAD STREETScape
ELEVATION**
1:500



BORONIA ROAD STREETSCAPE ELEVATION
1:500

DRAWING LEGEND

FUTURE BUILT
FORM[illegible]



BASEMENT 02
1:200

SCALE 1:200 @ A3
0 1 2 5 10M

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DA

Drawing Original Size
A3

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PROJECT	
190 WATERLOO RD, GREENACRE	
CLIENT MOHAMMED DAHAR	
SCALE 1:200	DATE 28/02/2025
DRAWN SN, MO, FA, CJ	PROJECT ARCHITECT MO
	PROJECT DIRECTOR GA

DRAWING NAME	
BASEMENT 02 PLAN	
DRAWING NUMBER DA	PROJECT NUMBER A 1201

ISSUE
29.17

A



GROUND FLOOR PLAN
1:200

SCALE 1:200 @ A3
0 1 2 5 10M

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												CLIENT MOHAMMED DAHAR	DRAWING NUMBER DA		ISSUE A
SCALE 1:200, 1:100												DATE 28/02/2025	PROJECT ARCHITECT MO	PROJECT DIRECTOR GA	



BORONIA RD

198A WATERLOO RD,
GREENACRE

LEVEL 01

WATERLOO ROAD

LEVEL 01
1:200

LEGEND

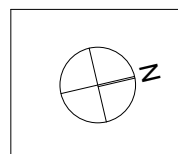
- 3x3m DIMENSION
- 3.6x3.6m DIMENSION
- 4x4m DIMENSION

SCALE 1:200 @ A3
0 1 2 5 10M

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PROJECT
190 WATERLOO RD, GREENACRE

CLIENT
MOHAMMED DAHAR

SCALE
1:200, 1:100

DATE
28/02/2025

DRAWN
SN, MO, FA, CJ

PROJECT ARCHITECT
MO

PROJECT DIRECTOR
GA

DRAWING NAME
LEVEL 01 PLAN

DRAWING NUMBER
DA

PROJECT NUMBER
A 1204

ISSUE
29.17
A



BORONIA RD

198A WATERLOO RD,
GREENACRE

WATERLOO ROAD

LEGEND

- 3x3m DIMENSION
- 3.6x3.6m DIMENSION
- 4x4m DIMENSION

SCALE 1:200 @ A3
0 1 2 5 10M

LEVEL 02
1:200

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A3

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PROJECT

190 WATERLOO RD, GREENACRE

CLIENT

MOHAMMED DAHAR

SCALE

1:200, 1:100

DATE

28/02/2025

DRAWN

SN, MO, FA, CJ

PROJECT ARCHITECT

MO

PROJECT DIRECTOR

GA

DRAWING NAME

LEVEL 02 PLAN

DRAWING NUMBER

DA

PROJECT NUMBER

A 1205

ISSUE

29.17
A



LEGEND

-  3x3m DIMENSION
 3.6x3.6m DIMENSION
 4x4m DIMENSION

SCALE 1:200 @ A3

A horizontal scale bar with tick marks at 0, 1, 2, 5, and 10M. The segments between 0-1, 1-2, and 2-5 are filled with black, while the segment from 5 to 10M is white with a black outline.

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Drawing Original Size

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					Description

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Landscapes of light

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PROJECT
190 WATERLOO RD, GREENACRE

CLIENT
MOHAMMED DAHAR

SCALE 1:200, 1:100		DATE 28/02/2025
DRAWN SN, MO, FA, CJ		PROJECT ARCHITECT MO

PROJECT DIRECTOR
A

DRAWING NAME

LEVEL 03 PLAN

11

DRAWING NUMBER

DA **A 1206**

ISSUE
29 17
A



BORONIA RD

198A WATERLOO RD,
GREENACRE

WATERLOO ROAD

LEGEND

- 3x3m DIMENSION
- 3.6x3.6m DIMENSION
- 4x4m DIMENSION

SCALE 1:200 @ A3
0 1 2 5 10M

LEVEL 04
1:200

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Rev	Date	Description																	
1	28/02/2025	DA SUBMISSION																	



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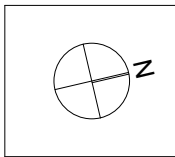
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PROJECT		
190 WATERLOO RD, GREENACRE		
CLIENT		
MOHAMMED DAHAR		
SCALE		DATE
1:200, 1:100		28/02/2025
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
SN, MO, FA, CJ	MO	GA

DRAWING NAME		PROJECT NUMBER
LEVEL 05 PLAN		
DRAWING NUMBER		ISSUE
DA	A 1208	A

LEVEL 05
1:200



BORONIA RD

198A WATERLOO RD,
GREENACRE

WATERLOO ROAD

LEVEL 06
1:200

LEGEND

- 3x3m DIMENSION
- 3.6x3.6m DIMENSION
- 4x4m DIMENSION

SCALE 1:200 @ A3
0 1 2 5 10M

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Drawing Original Size A3

Rev	Date	Description
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PROJECT
190 WATERLOO RD, GREENACRE
CLIENT
MOHAMMED DAHAR
SCALE
1:200, 1:100
DATE
28/02/2025
DRAWN
SN, MO, FA, CJ
PROJECT ARCHITECT
MO
PROJECT DIRECTOR
GA

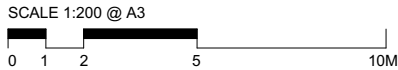
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DRAWING NUMBER
DA

A 1209

ISSUE
A

PROJECT NUMBER
29.17



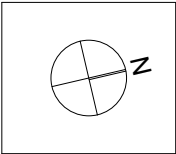
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PROJECT

190 WATERLOO RD, GREENACRE

CLIENT

MOHAMMED DAHAR

SCALE

1:200

DATE

28/02/2025

DRAWN

SN, MO, FA, CJ

PROJECT ARCHITECT

MO

PROJECT DIRECTOR

GA

DRAWING NAME

ROOF PLAN

DRAWING NUMBER

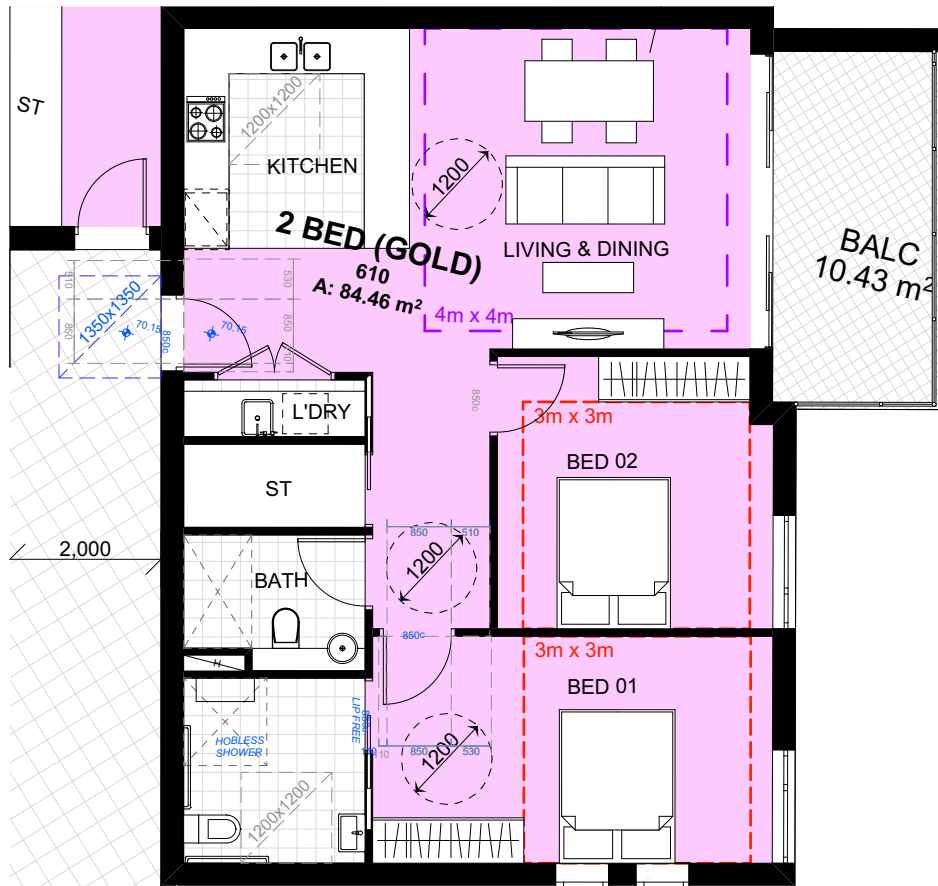
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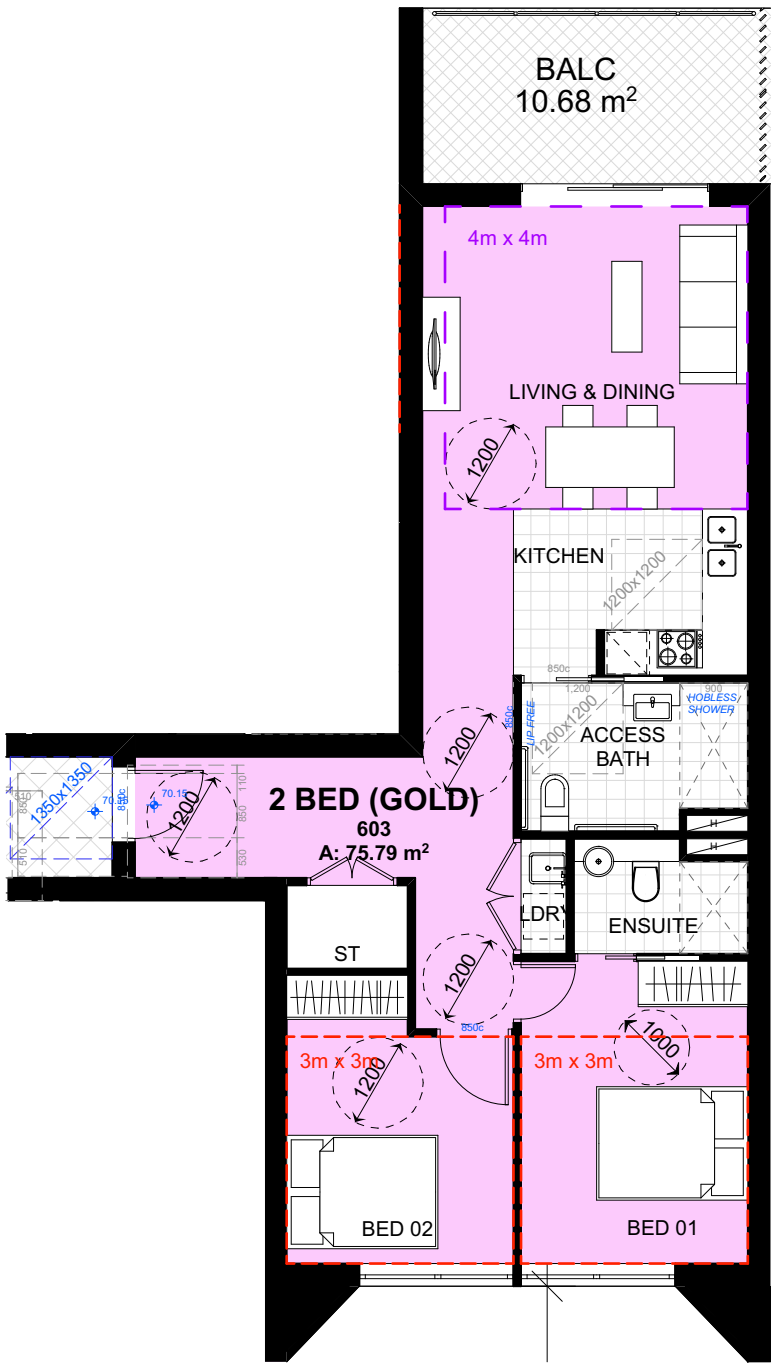
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ISSUE

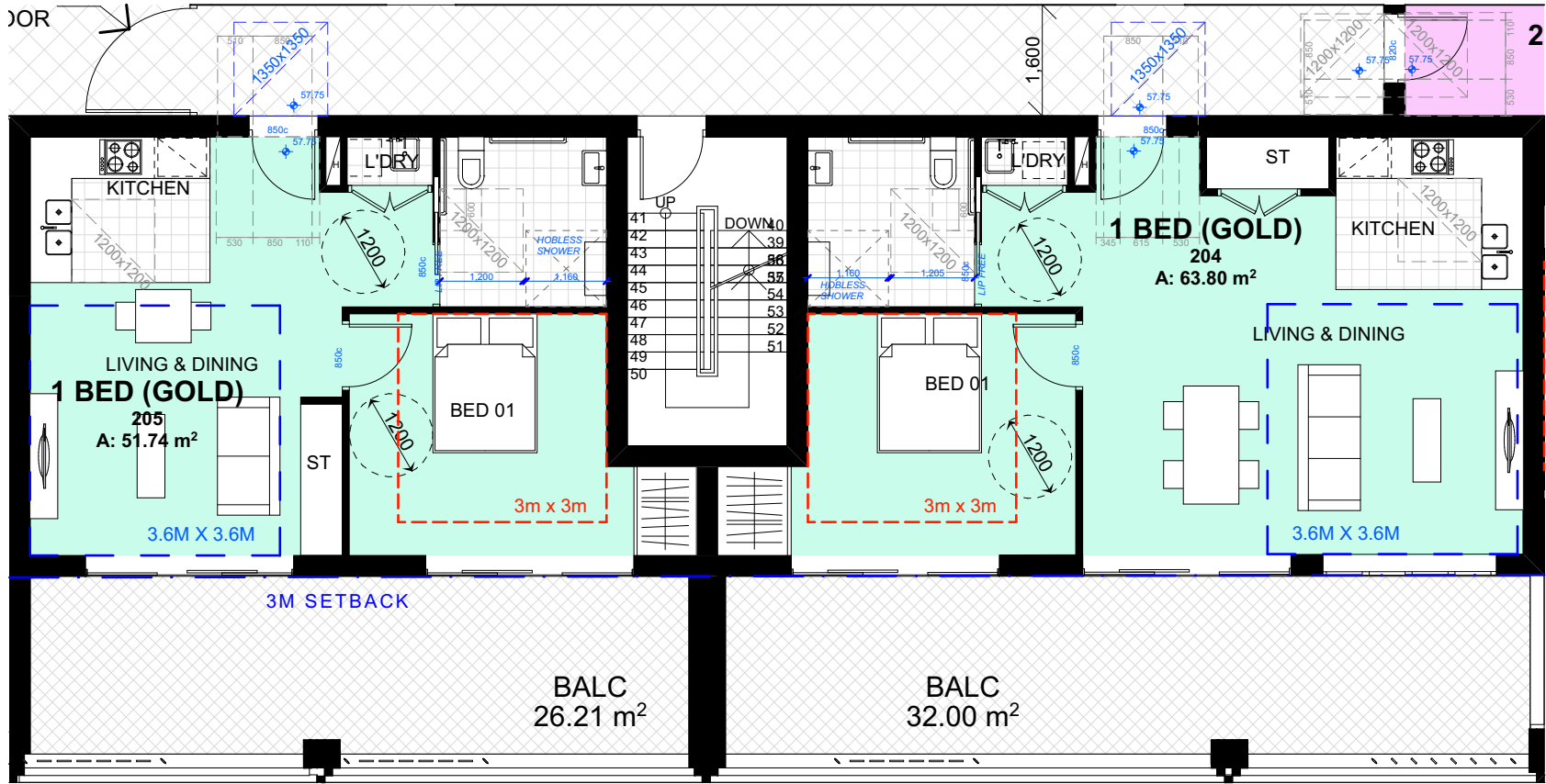
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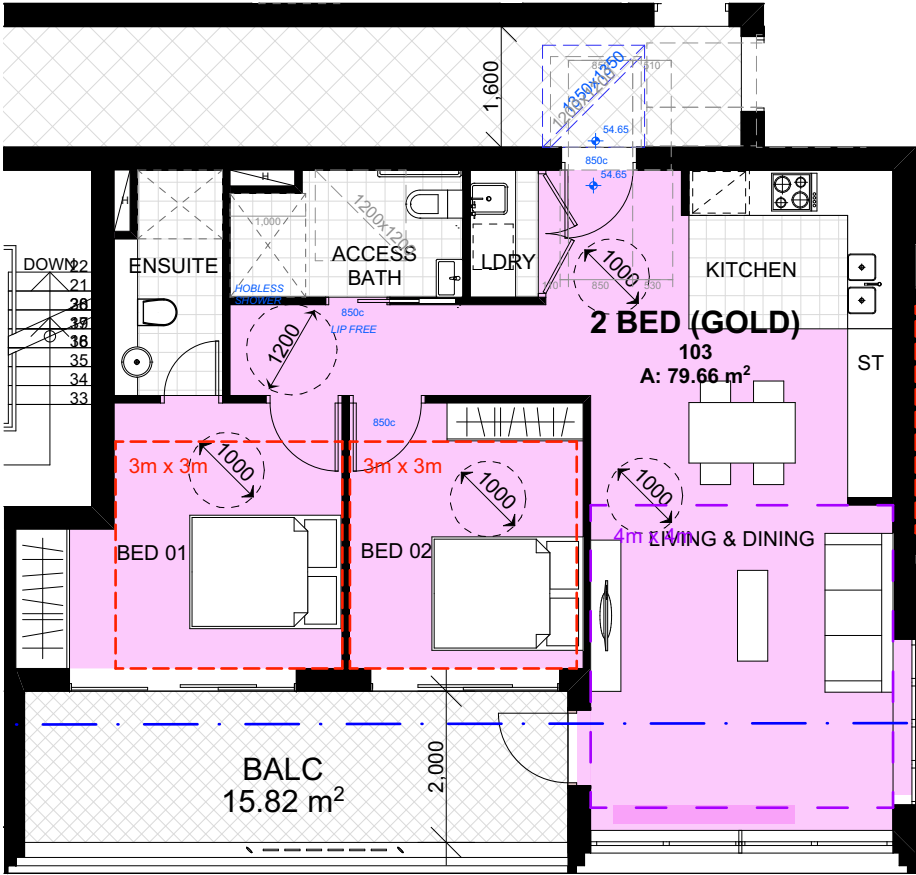
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LIVABLE UNIT (210, 310, 410, 510, 610)**
1:100



**TYPICAL LAYOUT GOLD LEVEL
LIVABLE UNIT (103, 303, 403, 503, 603)**

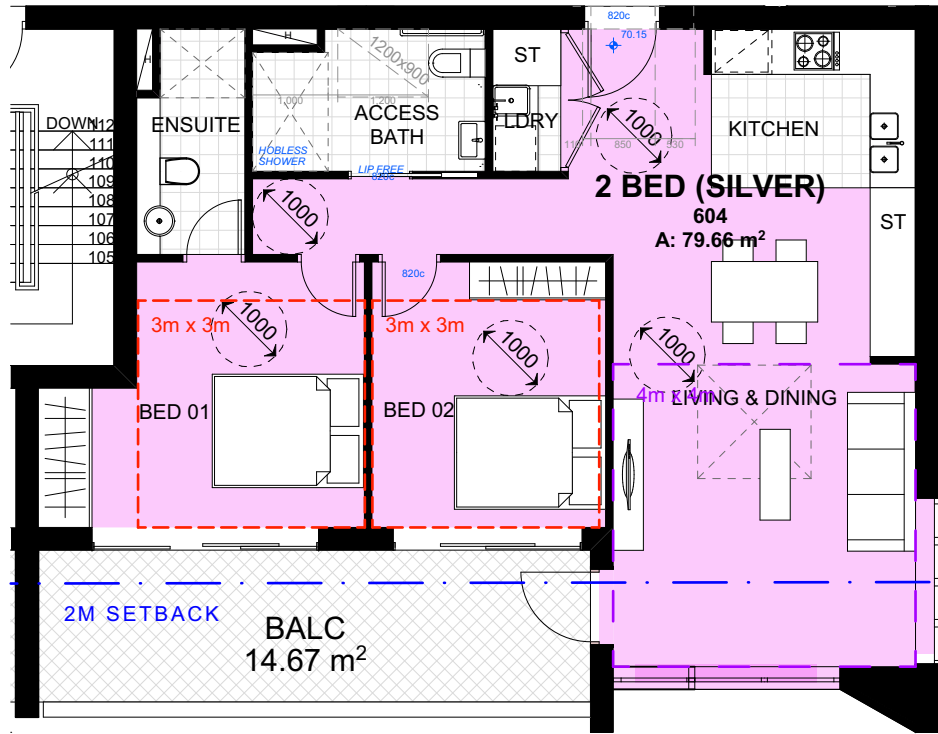


LAYOUT GOLD LEVEL LIVABLE UNIT
(204 & 205)
1:100

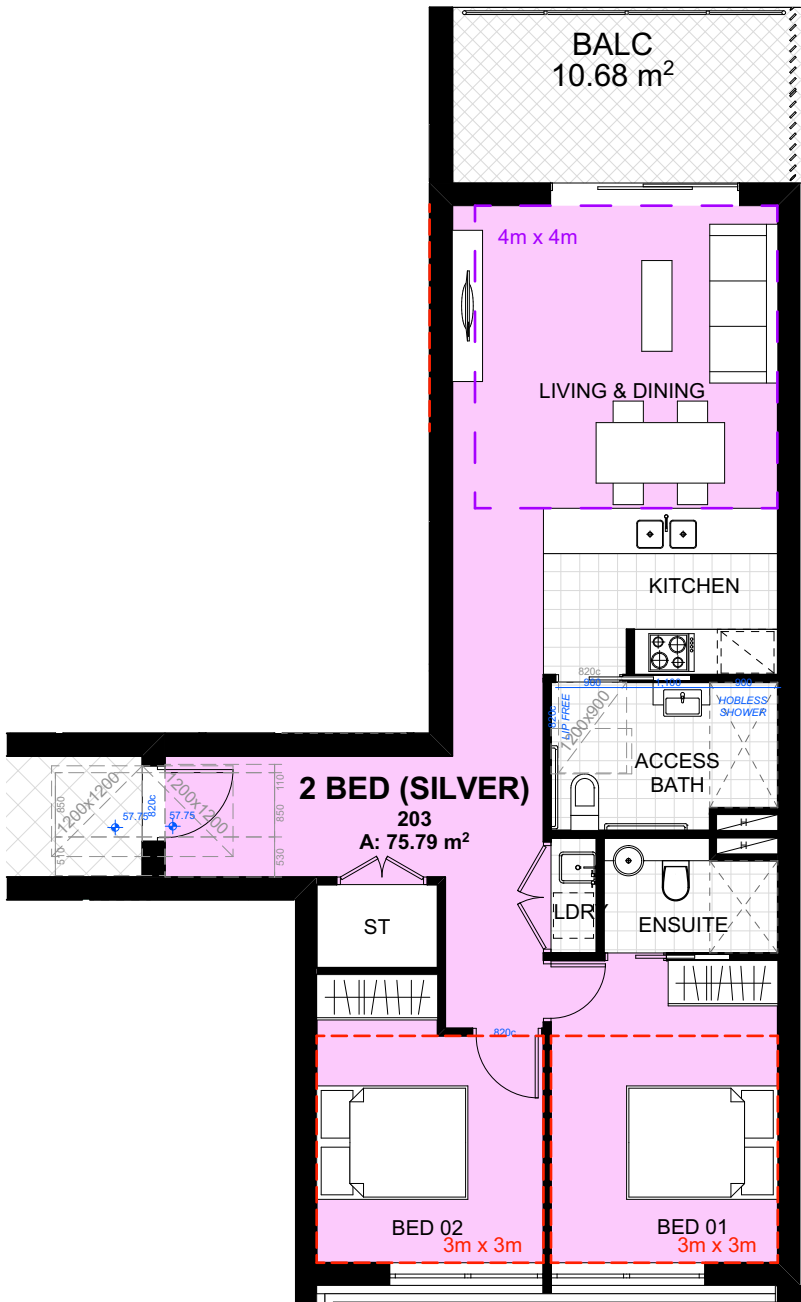


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(103)
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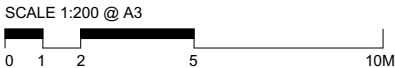
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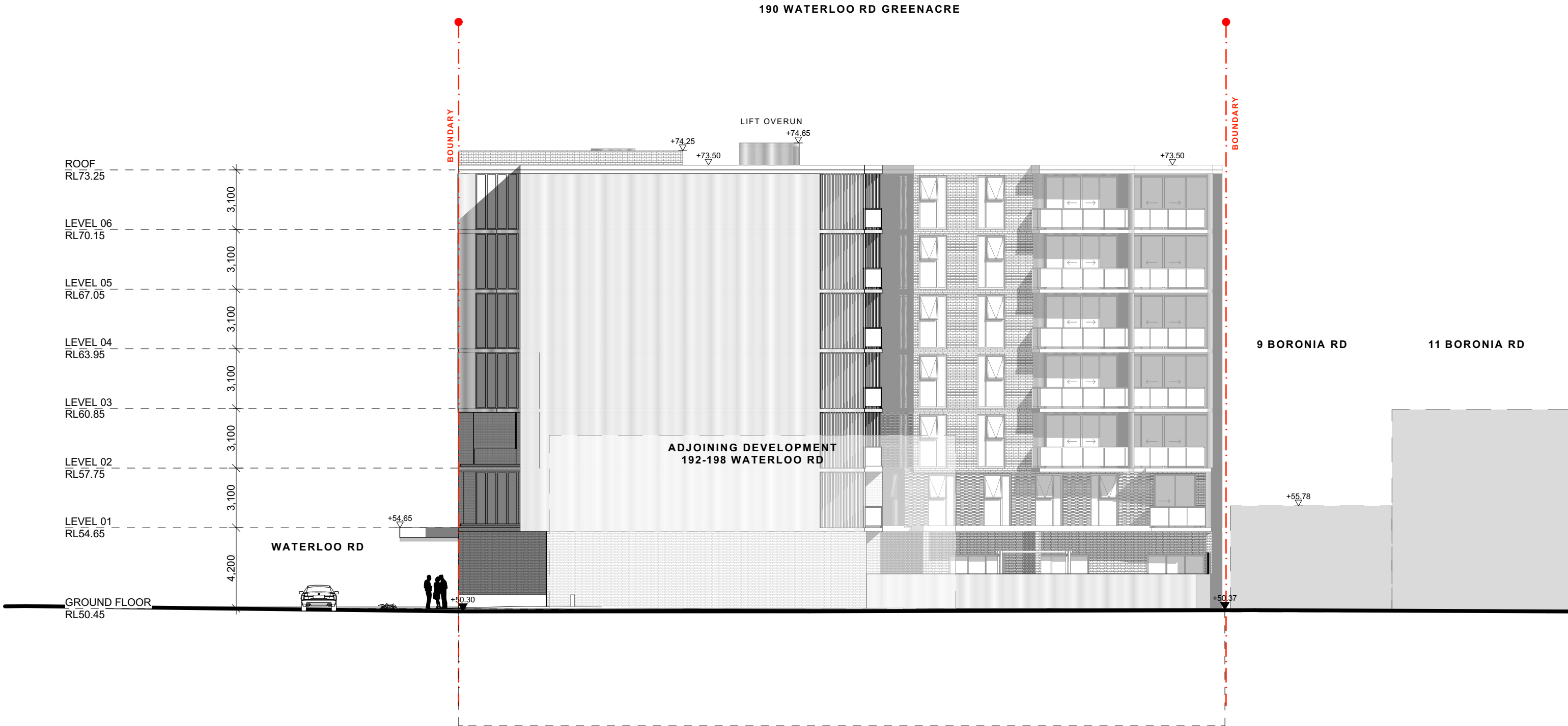


LAYOUT SILVER LEVEL LIVABLE
UNIT (304, 404, 504, 604)
1:100



LAYOUT SILVER LEVEL LIVABLE
UNIT (203)
1:100



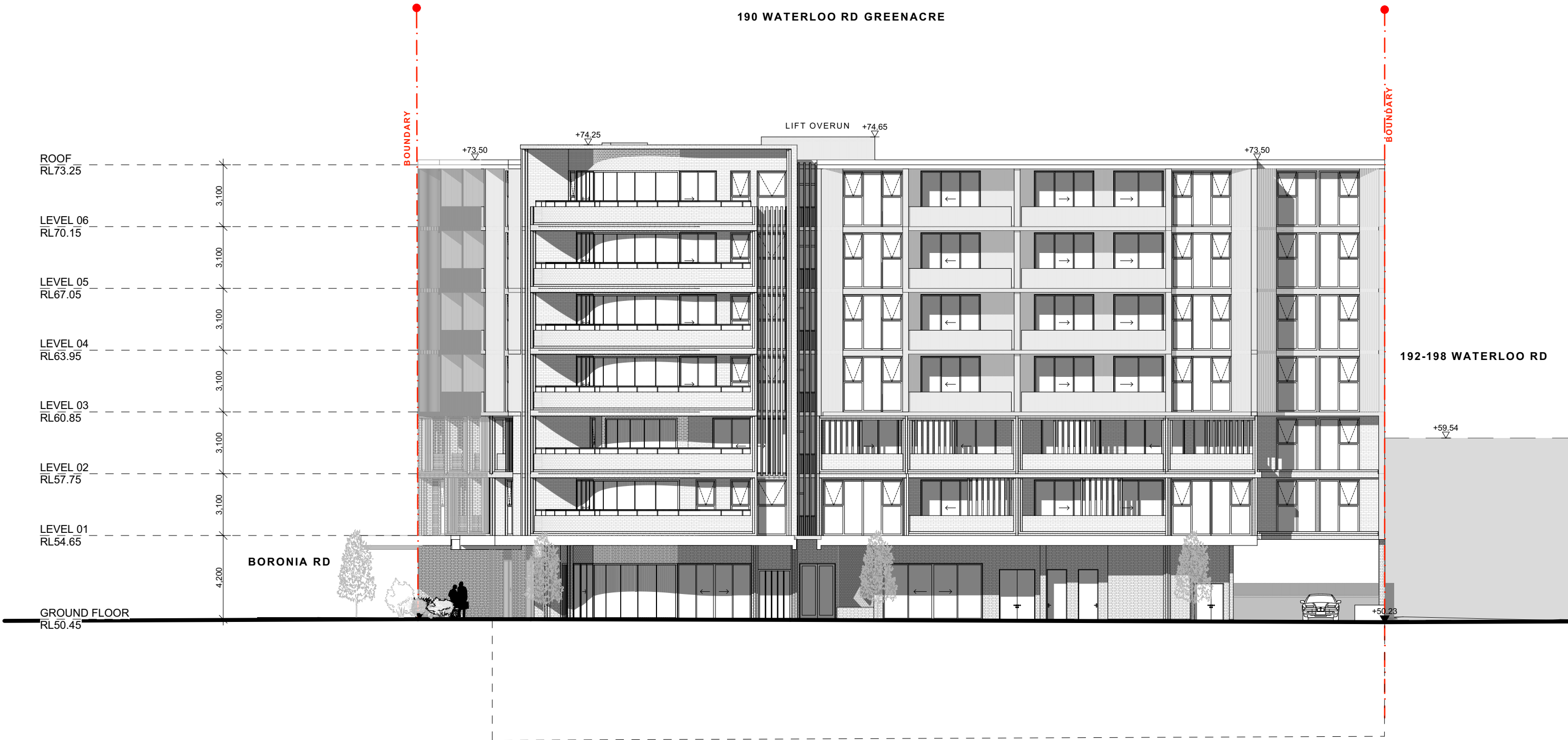


NORTH ELEVATION
1:200

SCALE 1:200 @ A3
0 1 2 5 10M

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			Rev	Date	Description																			
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190 WATERLOO RD GREENACRE



EAST ELEVATION
1:200

SCALE 1:200 @ A3
0 1 2 5 10M

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A3

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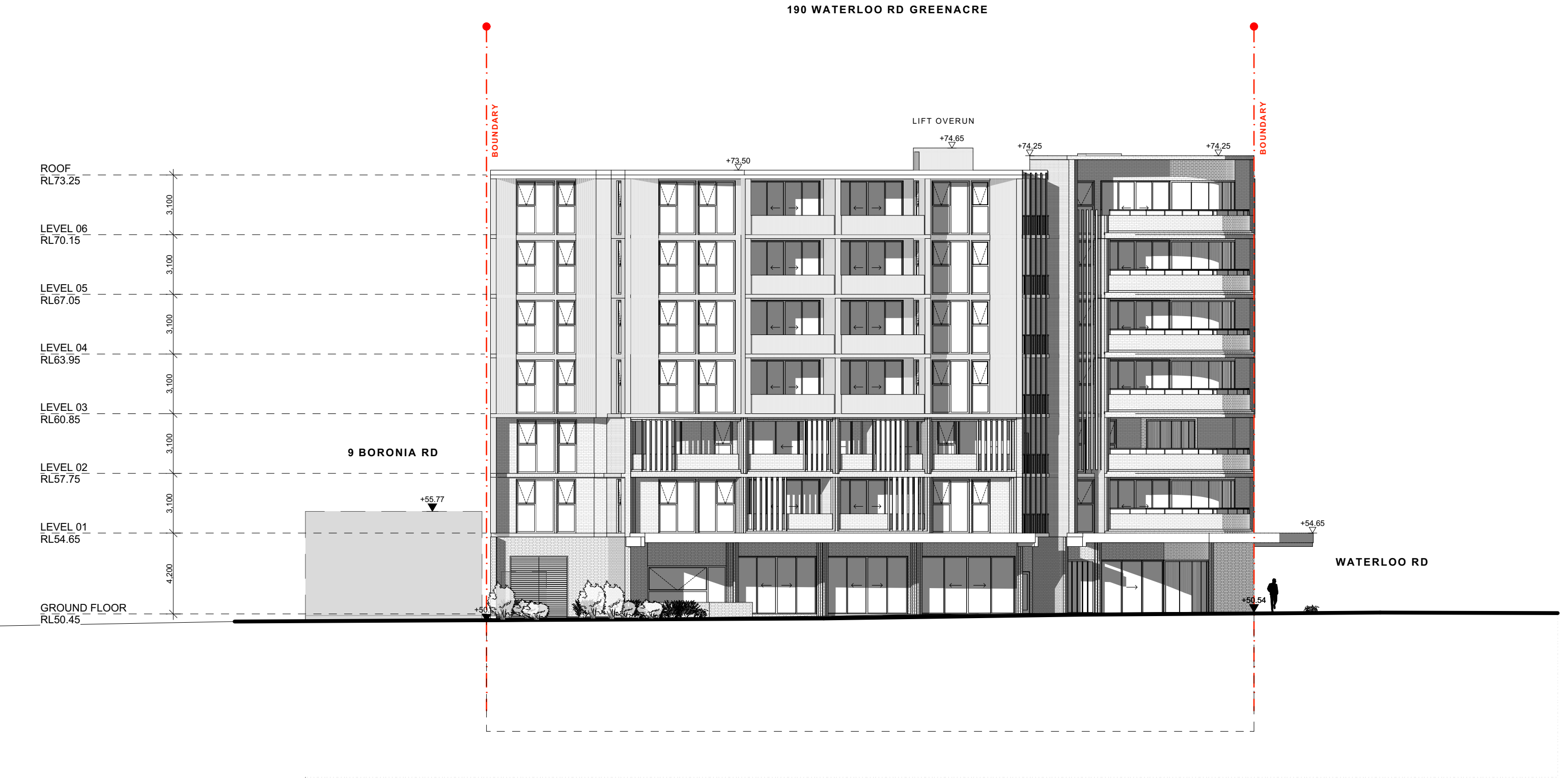
PROJECT **190 WATERLOO RD, GREENACRE**
CLIENT **MOHAMMED DAHAR**
SCALE **1:200** DATE **28/02/2025**
DRAWN **SN, MO, FA, CJ** PROJECT ARCHITECT **MO** PROJECT DIRECTOR **GA**

DRAWING NAME
EAST ELEVATION

DRAWING NUMBER
DA

PROJECT NUMBER
A 1302

ISSUE
29.17

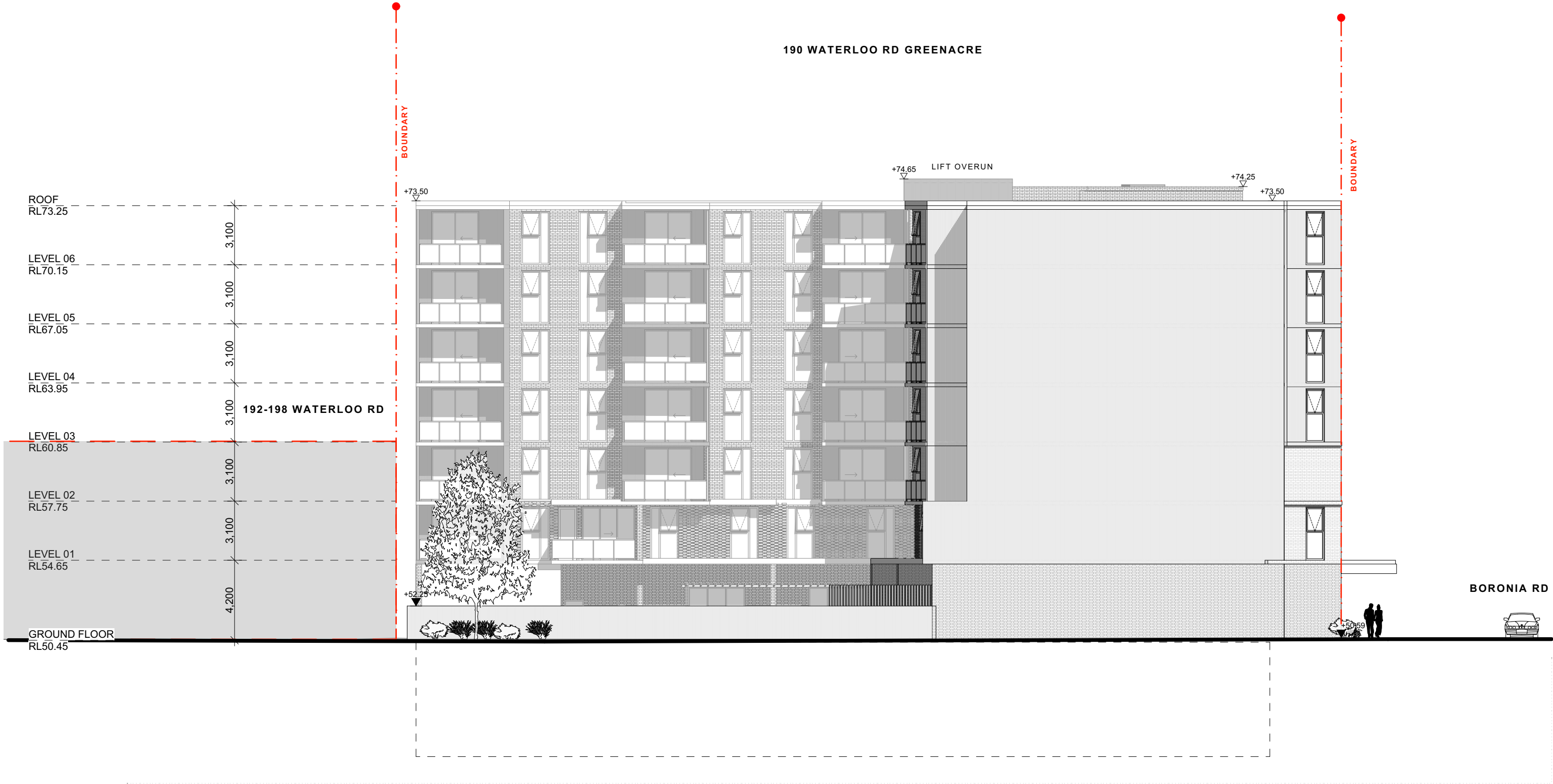


SOUTH ELEVATION
1:200

SCALE 1:200 @ A3

0 1 2 5 10M

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WEST ELEVATION
1:200

SCALE 1:200 @ A3

0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION	A3 Drawing Original Size	<table><tr><td>Rev</td><td>Date</td><td>Description</td></tr><tr><td>A</td><td>28/02/2025</td><td>DA SUBMISSION</td></tr></table>	Rev	Date	Description	A	28/02/2025	DA SUBMISSION	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Vista Access Architects Pty Ltd. www.vistaaccessarchitects.com.au admin@vistaaccessarchitects.com.au PO Box 353, Kingswood NSW 2147 ABN: 82124411614	TRAFFIC Suite 3, 53 Grandview Street, Pymble www.genesistraffics.com.au ABN: 34 660 055 532 bernard@genesistraffics.com.au Bernard Lo	ACOUSTIC acouras CONSULTANCY www.acouras.com.au info@acouras.com.au	GEOTECHNICAL Geotechnical Consultants Australia Pty Ltd 150 1788 2024 info@geococonsultants.com.au www.geococonsultants.com.au	HYDRAULIC Australawide Consulting Services P/L Civil & Structural Engineering and Project Management 10/80 Concorra Rd, Pymble NSW 2070 AUS: 002 9221 5312 E: info@awcs.com.au www.awcs.com.au	LANDSCAPING enquiries@concept.net.au www.concept.net.au 02 9922 5312 concept Landscaping Solutions	BCA DESIGN RIGHT CONSULTING PTY LTD BARRAMATTA - PYRMONT PO BOX 2351, NORTH PARLAMAT TA 1550 AUS: 02 955 7174 www.designright.com.au	CONTAMINATION El Australia Pty Ltd Suite 6.01, 56 Miller Street, Pyrmont NSW 2009	PLANNING Adrian Barnes Director P: 0832 288 899 www.thinkplanners.com.au	WASTE MANAGEMENT BARKER STEWARD SYDNEY P: 022 9639 0025 E: sydney@bvs.com.au	ARCHITECT GHAZI AL ALI ARCHITECT NSW reg. no: 7542 T: +612 9744 7035 E: office@ghazia.com ABN: 67167131648 211 47-55 JOHN ST LEICHARDT NSW 2040	PROJECT 190 WATERLOO RD, GREENACRE CLIENT MOHAMMED DAHAR SCALE 1:200 DRAWN SN, MO, FA, CJ DATE 28/02/2025 PROJECT ARCHITECT MO PROJECT DIRECTOR GA	DRAWING NAME WEST ELEVATION DRAWING NUMBER DA PROJECT NUMBER A 1304 ISSUE 29.17 A
Rev	Date	Description																					
A	28/02/2025	DA SUBMISSION																					

190 WATERLOO RD GREENACRE

BOUNDARY

HEIGHT LIMIT + 30% BONUS 26M

HEIGHT LIMIT 20M

LIFT OVERRUN

ROOF RL73.25

LEVEL 06 RL70.15

LEVEL 05 RL67.05

LEVEL 04 RL63.95

LEVEL 03 RL60.85

LEVEL 02 RL57.75

LEVEL 01 RL54.65

EXISTING ADJOINING PROPERTY

GROUND FLOOR RL50.45

BASEMENT 01 RL47.35

BASEMENT 02 RL44.35

COMMUNAL OUTDOOR AREA

CARPARK BASEMENT 01

CARPARK BASEMENT 02

FOUNDATION AND FOOTING TO STRUCTURAL DETAILS

WATERLOO RD

RETAIL

BOUNDARY

+73.50

+74.65

+73.25

+74.25

+73.30

+70.15

+67.05

+63.95

+60.85

+57.75

+54.65

+47.37

+44.37

3.100

3.100

3.100

3.100

3.100

3.100

3.100

4.200

3.100

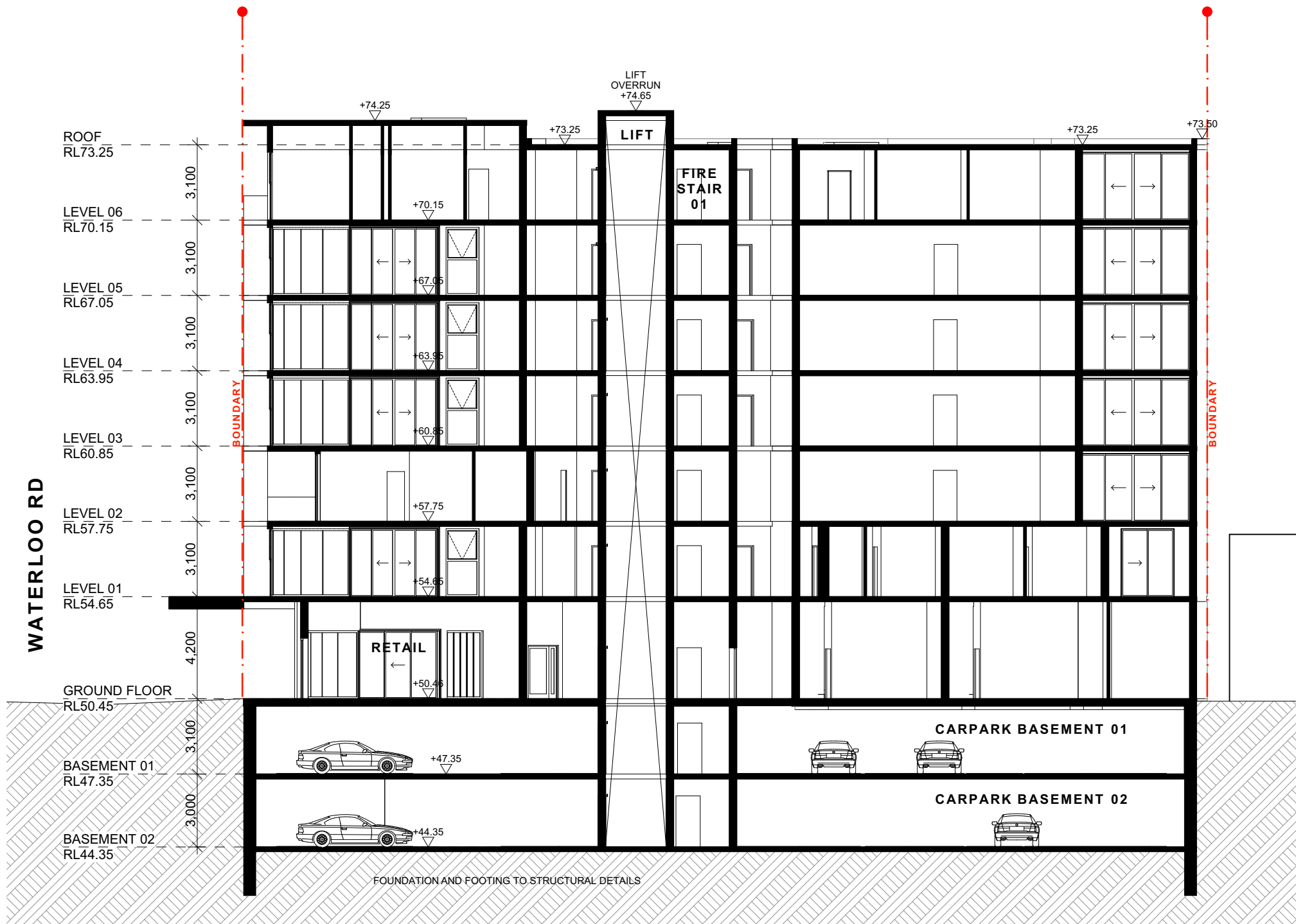
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SCALE 1:200 @ A3



0 1 2 5 10M

[illegible]



SECTION B-B
1:200

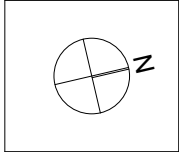
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DA

A3
Drawing Original Size

Rev	Date	Description
A	28/02/2025	DA SUBMISSION

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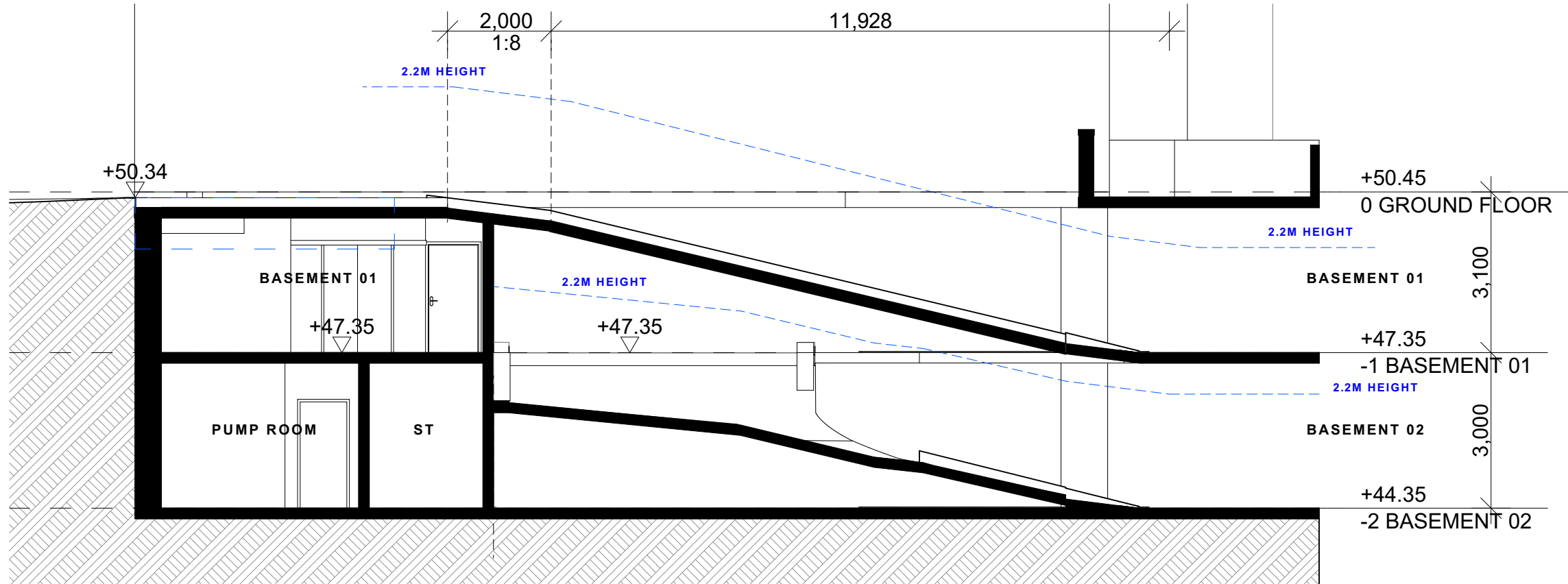
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E sydney@thinkplanners.com.au

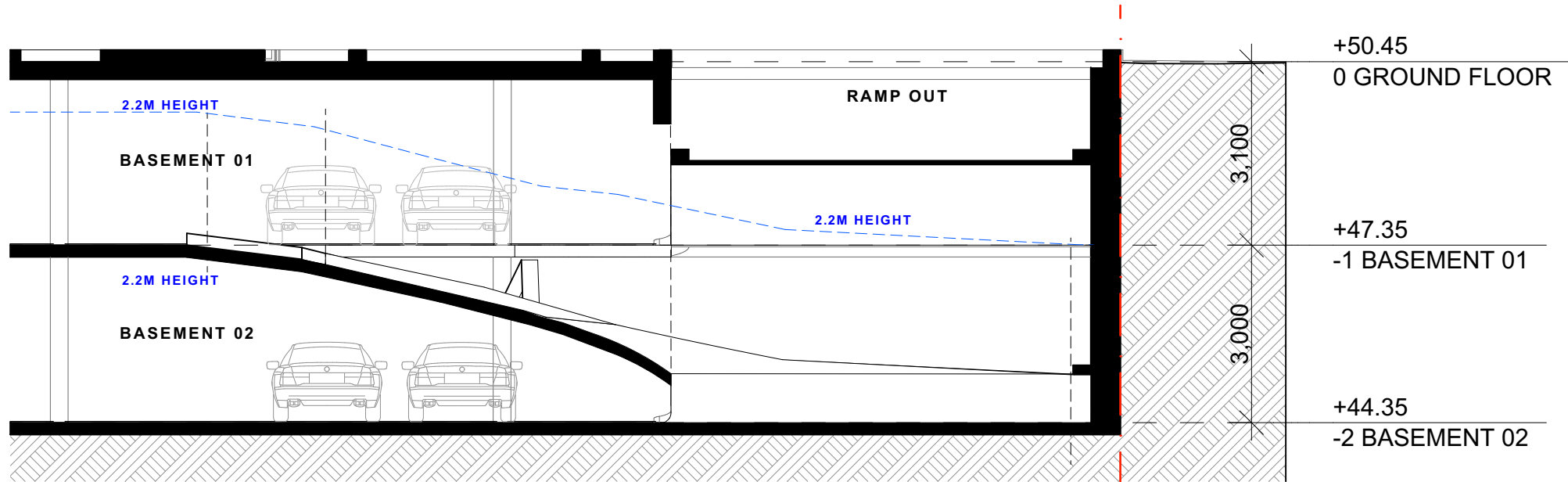
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PROJECT **190 WATERLOO RD, GREENACRE**
CLIENT **MOHAMMED DAHAR**
SCALE **1:200** DATE **28/02/2025**
DRAWN **SN, MO, FA, CJ** PROJECT ARCHITECT **MO** PROJECT DIRECTOR **GA**

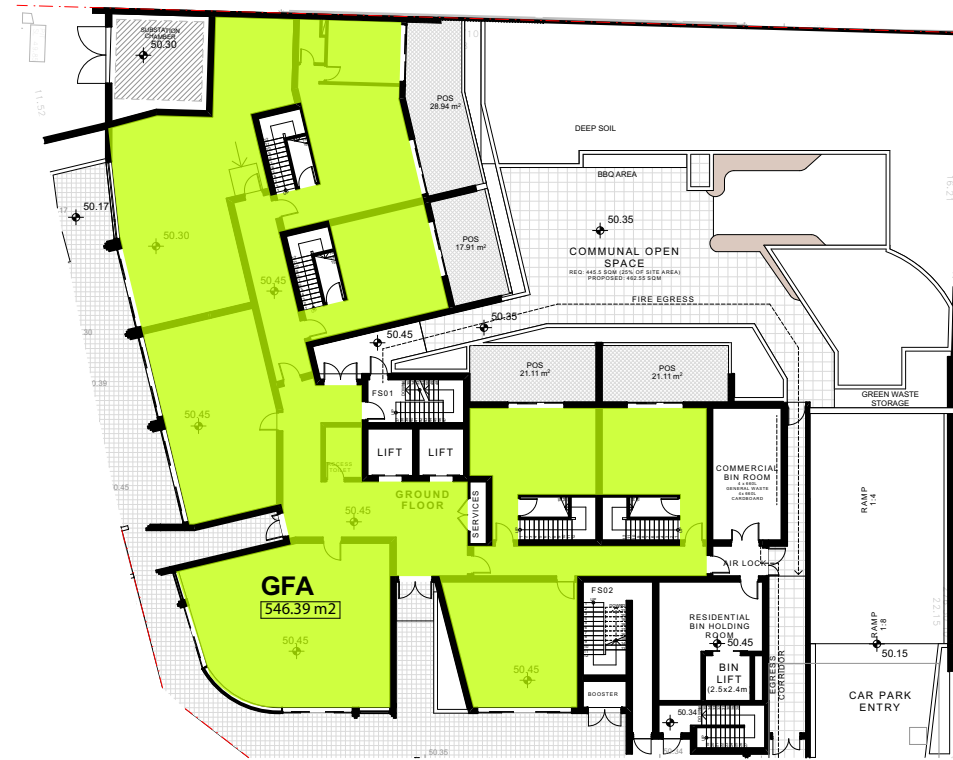
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DRAWING NUMBER **DA A 1402**
PROJECT NUMBER **29.17**
ISSUE **A**



RAMP SECTION R01
1:100



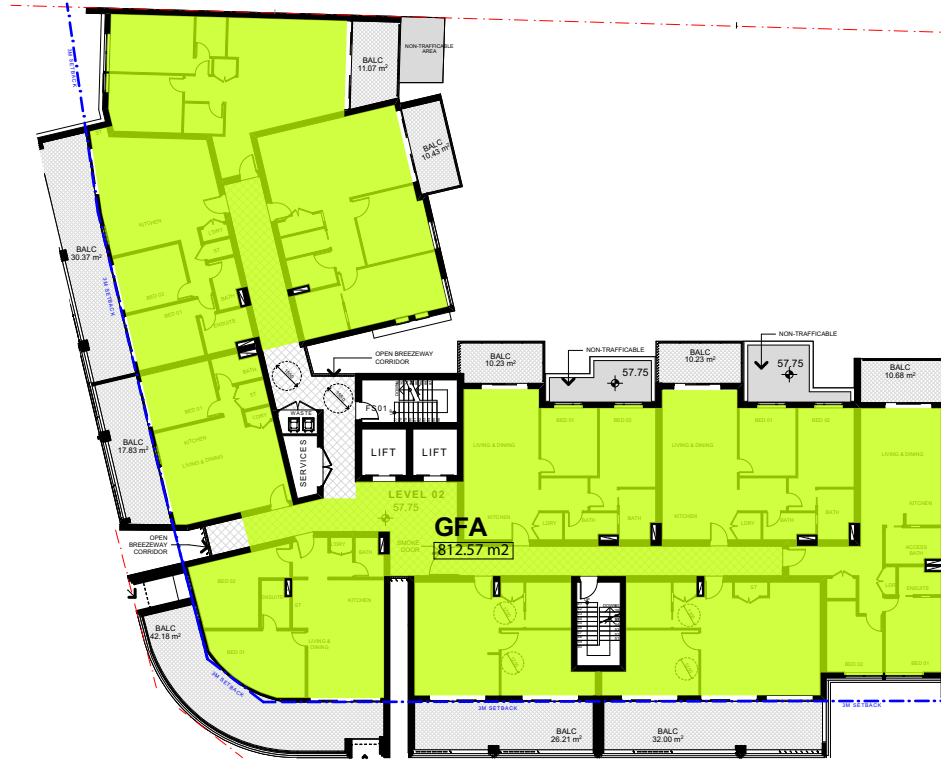
RAMP SECTION R02
1:100



546.39 SQM GROUND FLOOR 1:400



870.33 SQM LEVEL 01 1:400



812.57 SQM LEVEL 02 1:400



883.62 SQM X 4 = 3534.48 LEVEL 03-06 1:400

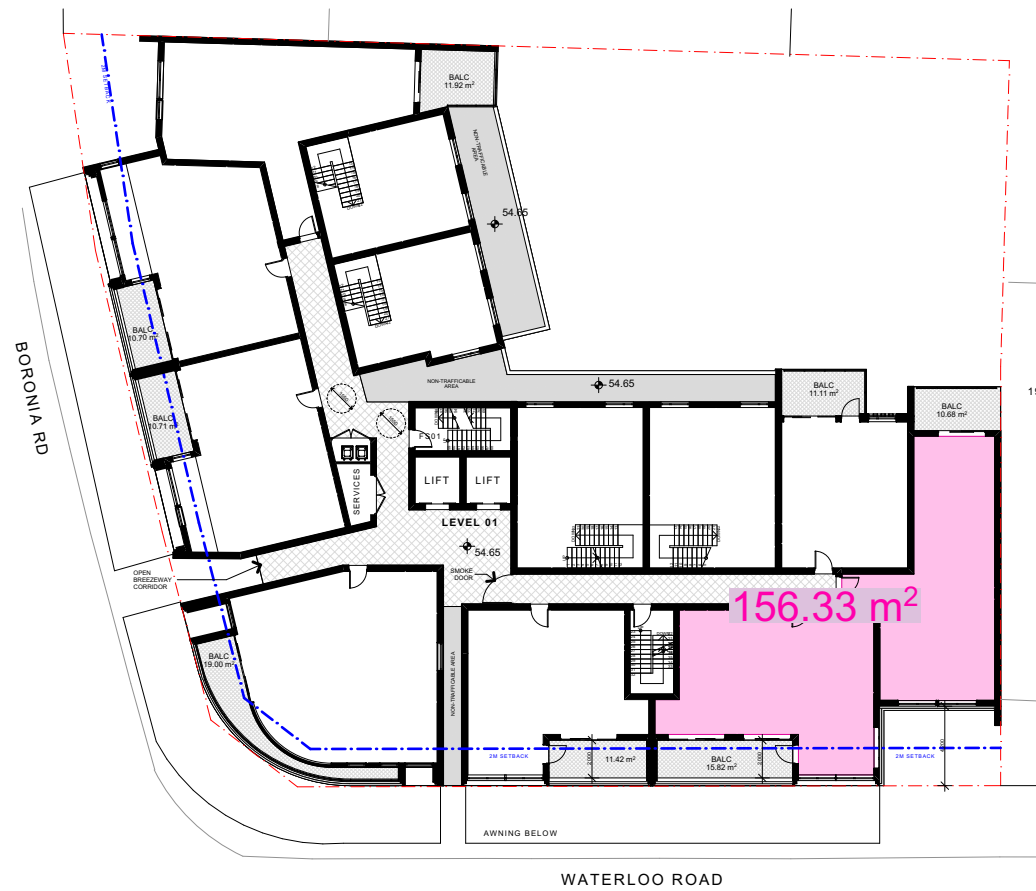
GFA CALCULATION

SITE AREA: 1782 SQM
PERMISSIBLE FSR: 2.5:1 + 0.75
= 3.25:1 (30%) ARH BONUS
PERMISSIBLE GFA: 5,791.50 SQM

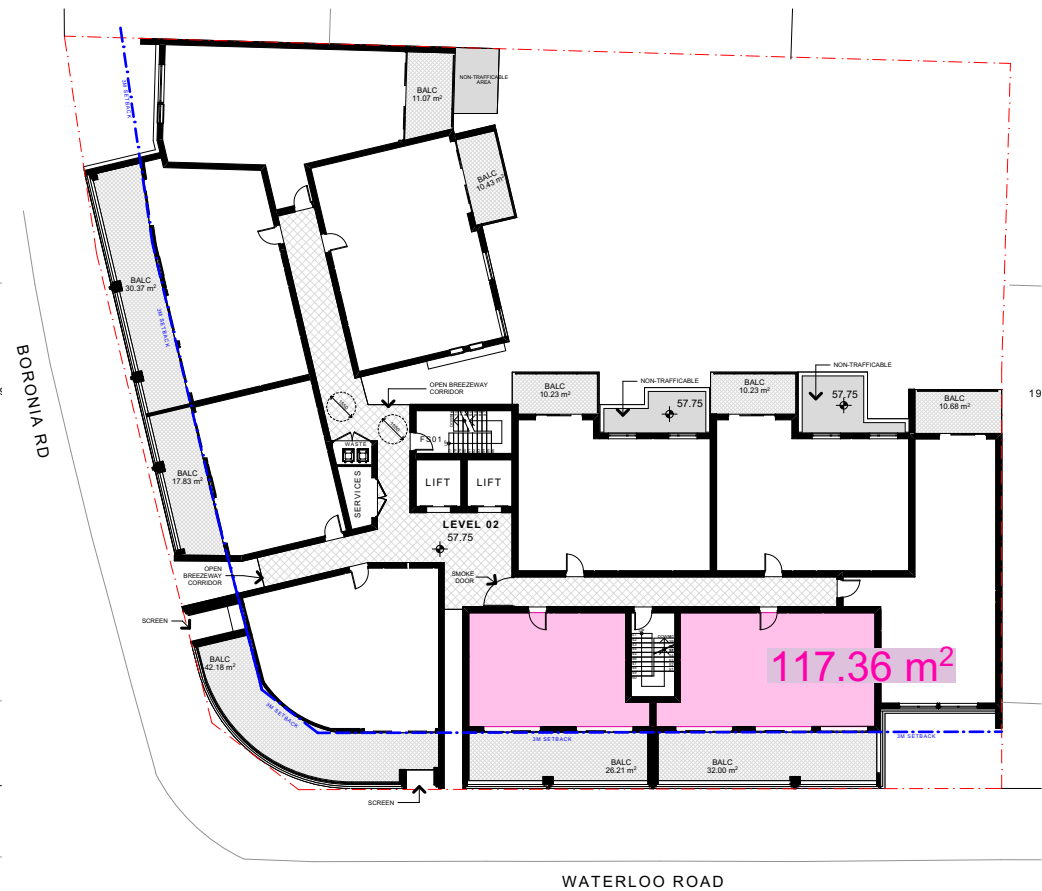
5,763.77 m² SQM

TOTAL GFA: 5,763.77 m² SQM
TOTAL FSR: 3.23:1 (INC. 0.75
(30%) ARH BONUS)

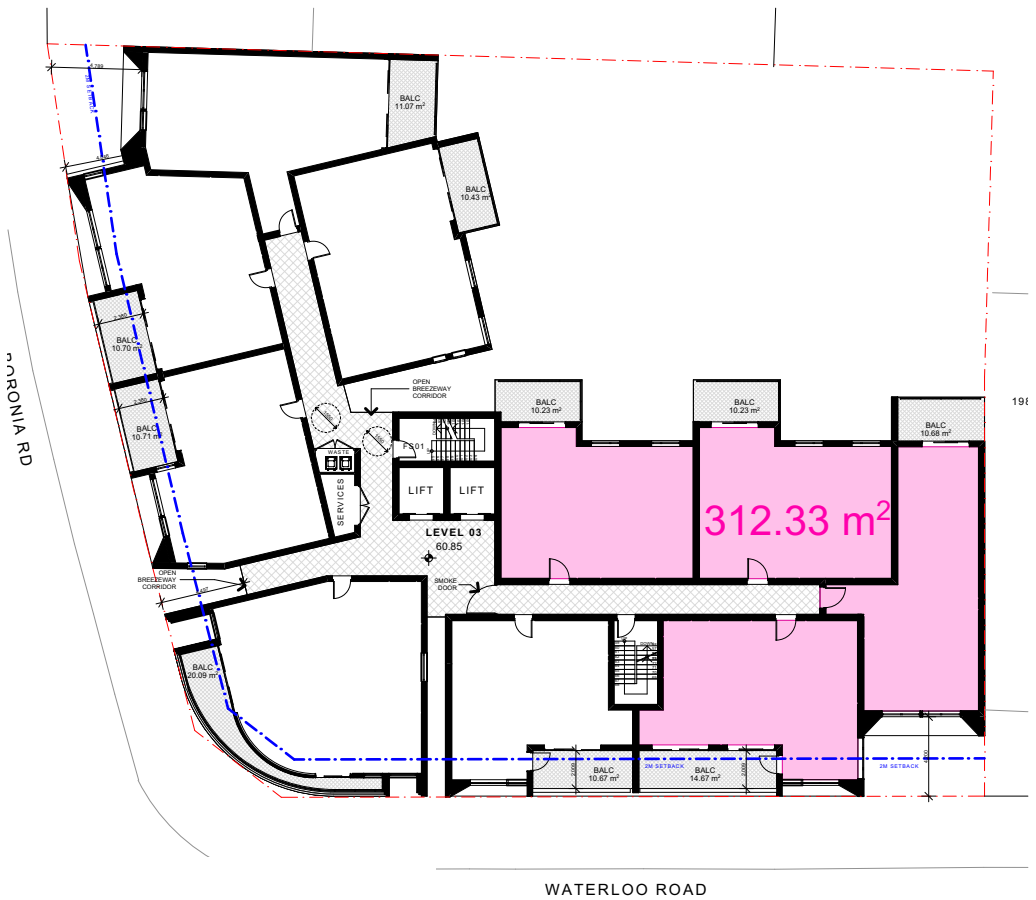
GFA Calculation	
LEVEL	Measured Area
GROUND FLOOR	546.39
LEVEL 01	870.33
LEVEL 02	812.57
LEVEL 03	883.62
LEVEL 04	883.62
LEVEL 05	883.62
LEVEL 06	883.62
	5,763.77 m²



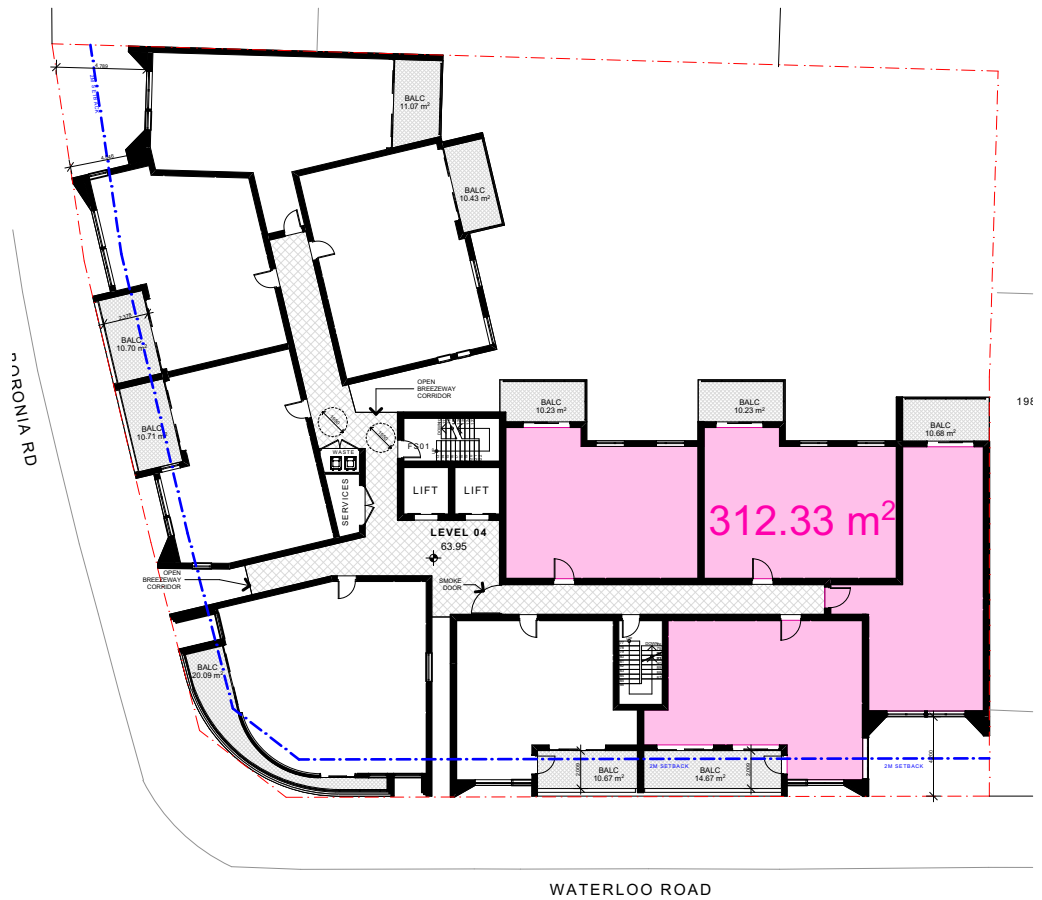
AREA: 334.30m² LEVEL 01 1:400



AREA: 398.95m² LEVEL 02 1:400



AREA: 312.33m² LEVEL 03 1:400

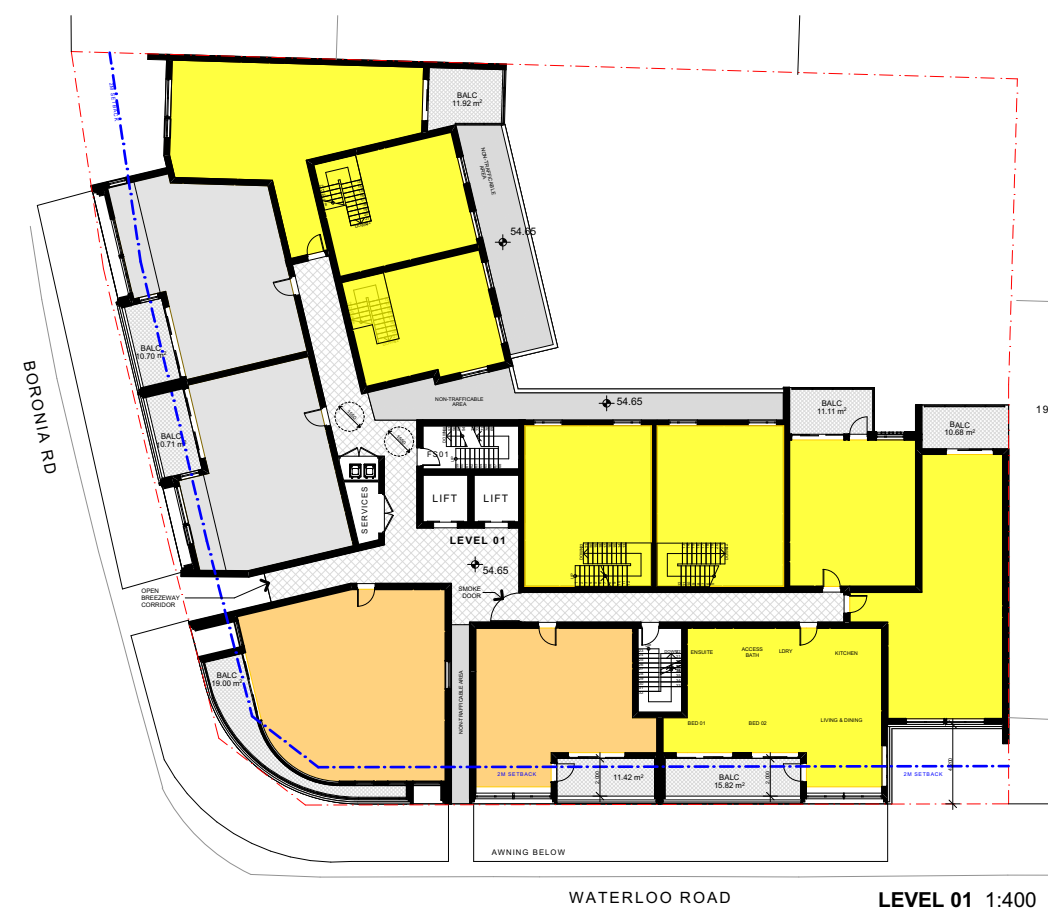


AREA: 312.33m² LEVEL 04 1:400

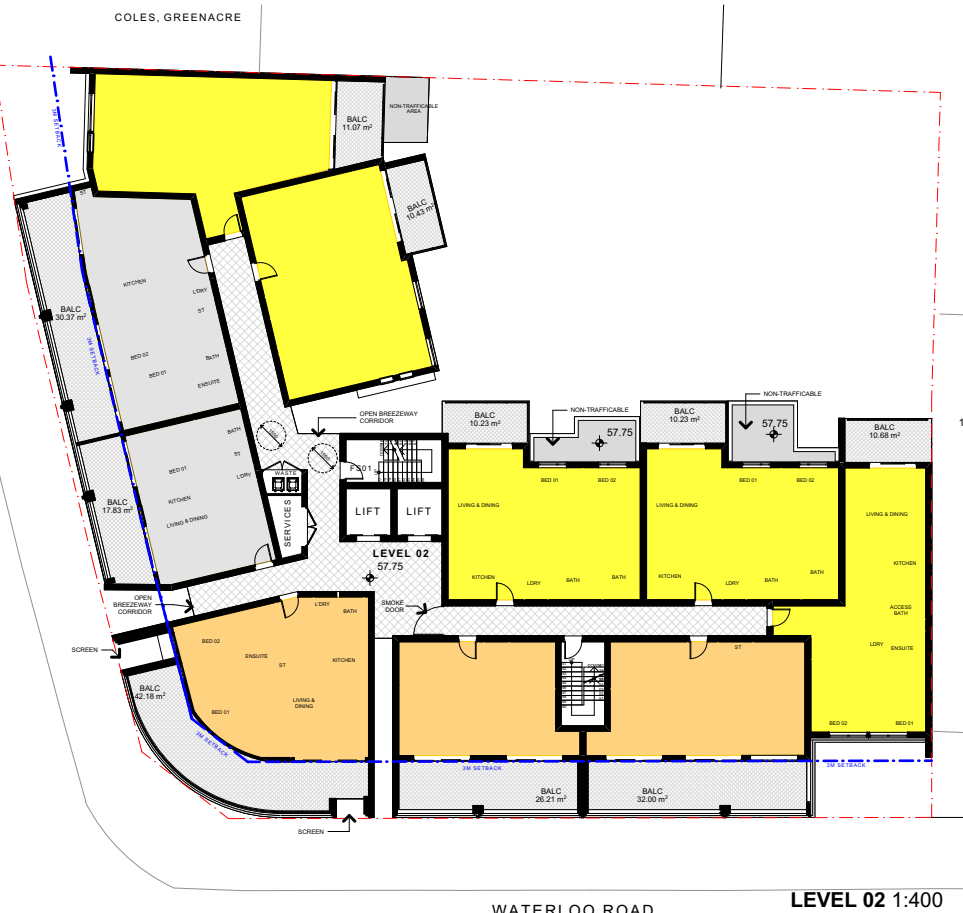
AFFORDABLE UNITS CALCULATION

SITE AREA: 1782 SQM
PERMISSIBLE FSR: 2.5:1 + 0.75
= 3.25:1 (30%) ARH BONUS
PERMISSIBLE GFA: 5,791.50 SQM
REQUIRED 15% OF THE GFA = 868.73 m²
UNIT MIX:
2 x 1 BED UNITS
10 x 2 BED UNITS

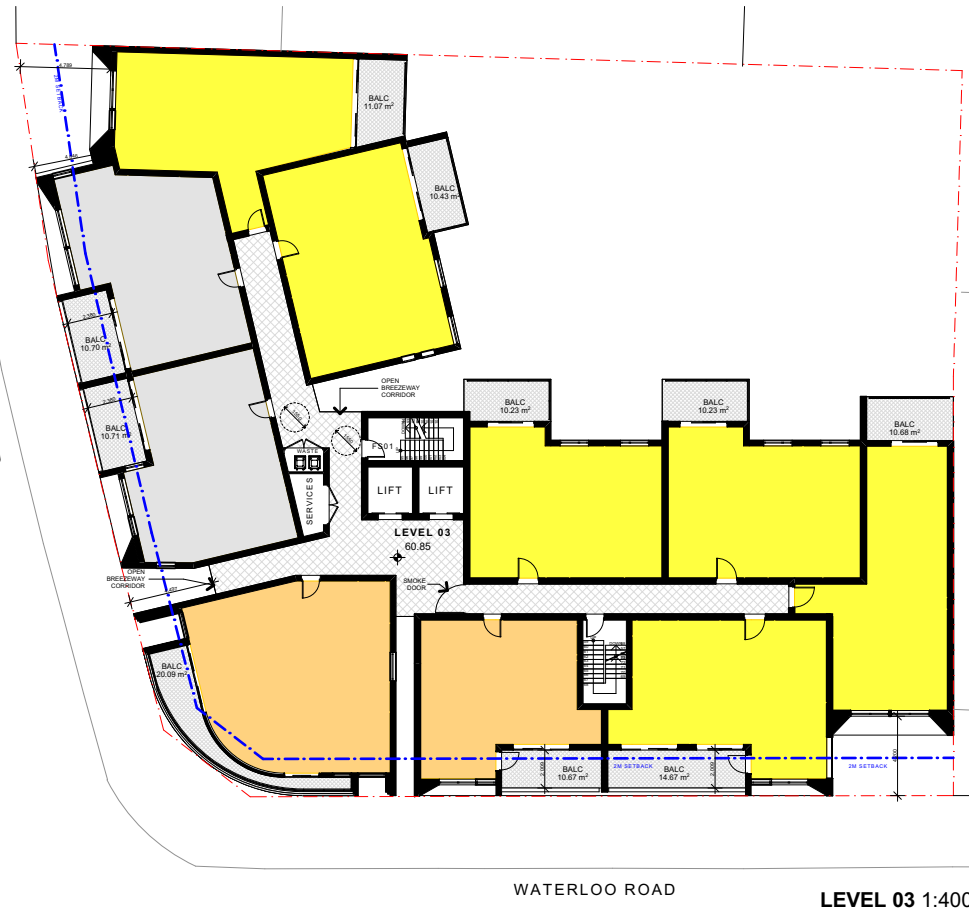
AFFORDABLE UNITS
TOTAL ALLOCATED: 12 UNITS
AREA: 898.35m²



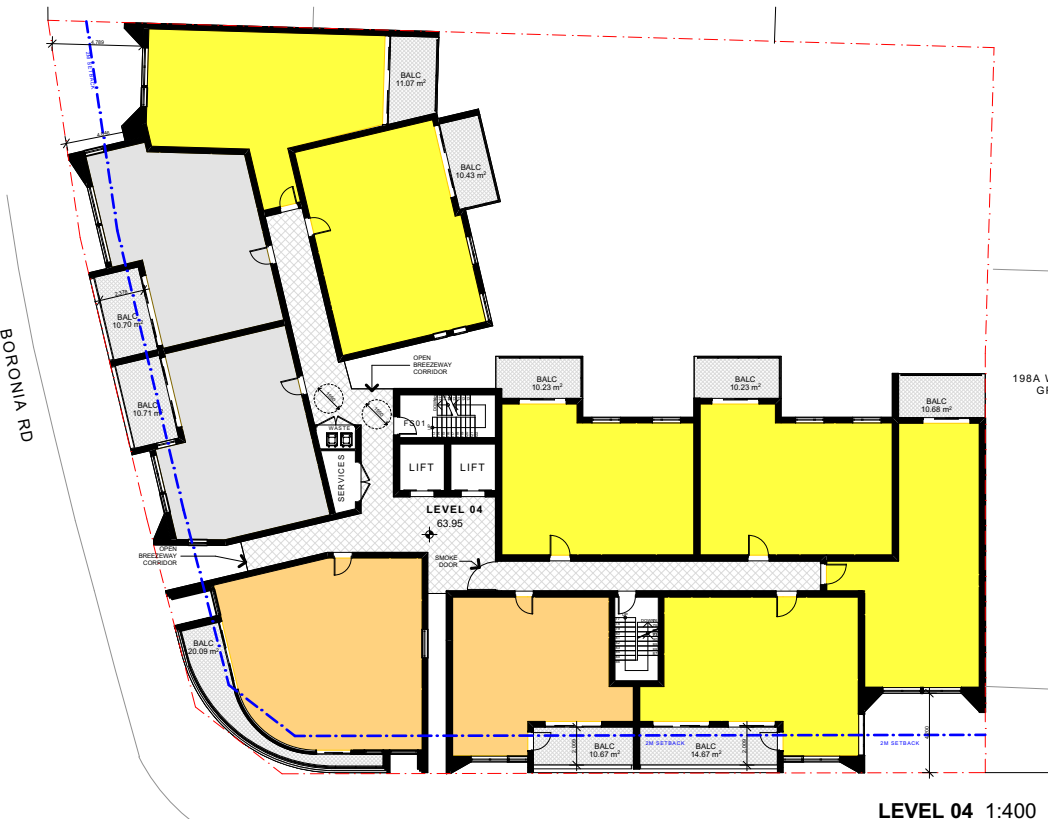
LEVEL 01 1:400



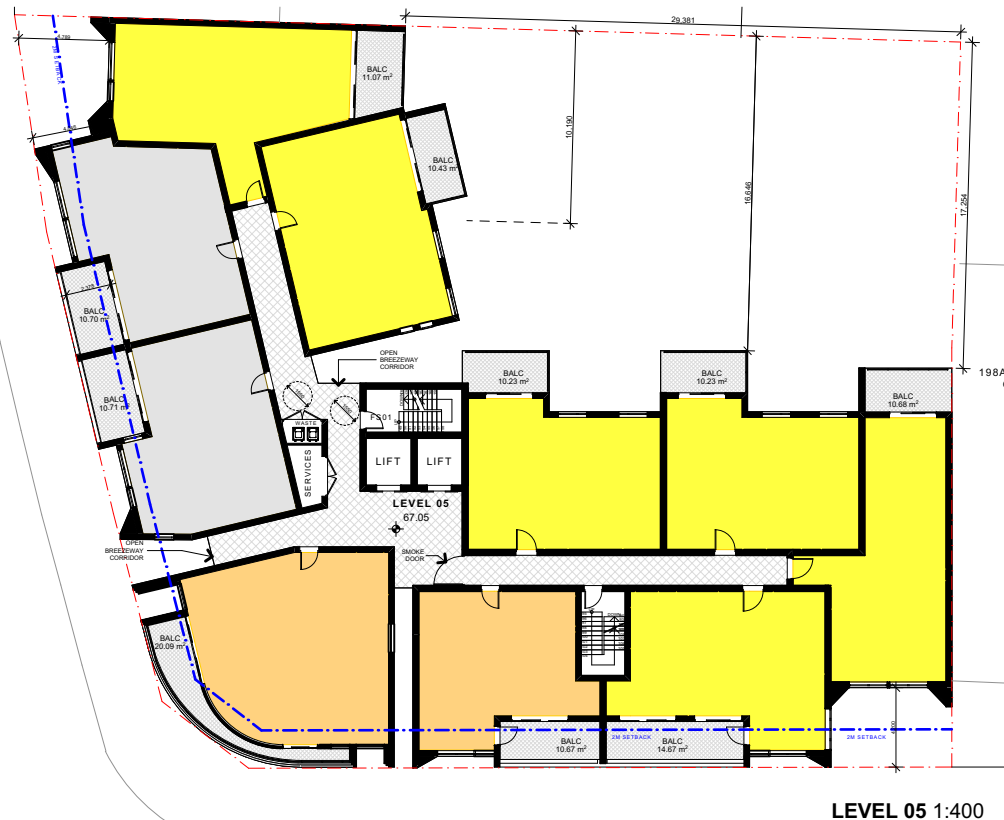
LEVEL 02 1:400



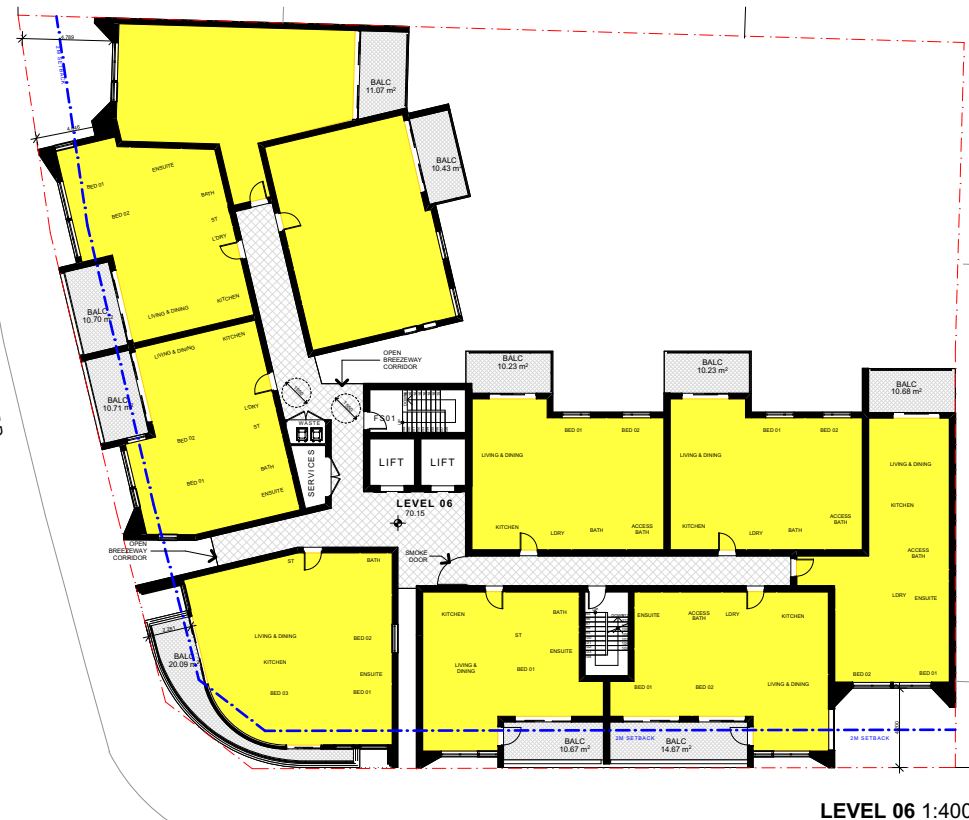
LEVEL 03 1:400



LEVEL 04 1:400



LEVEL 05 1:400

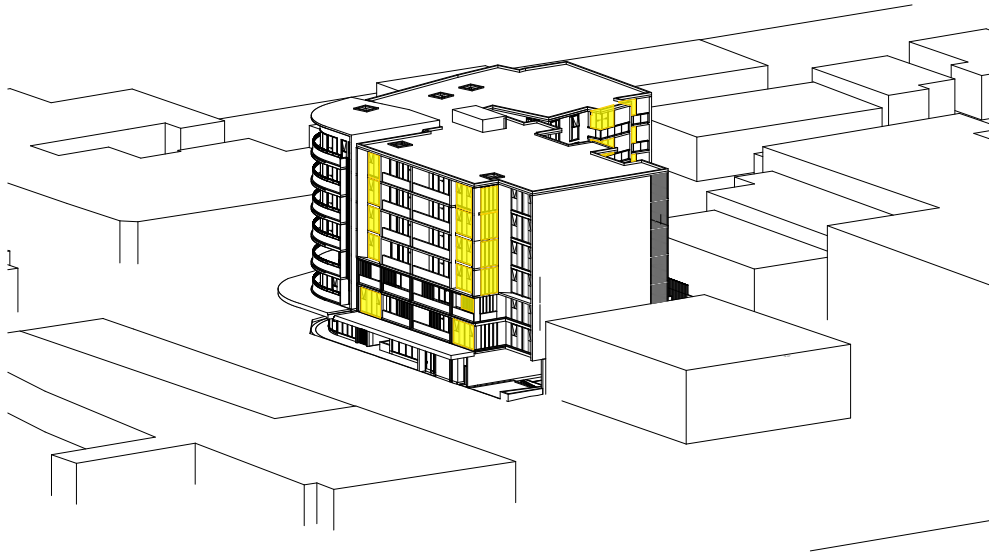


LEVEL 06 1:400

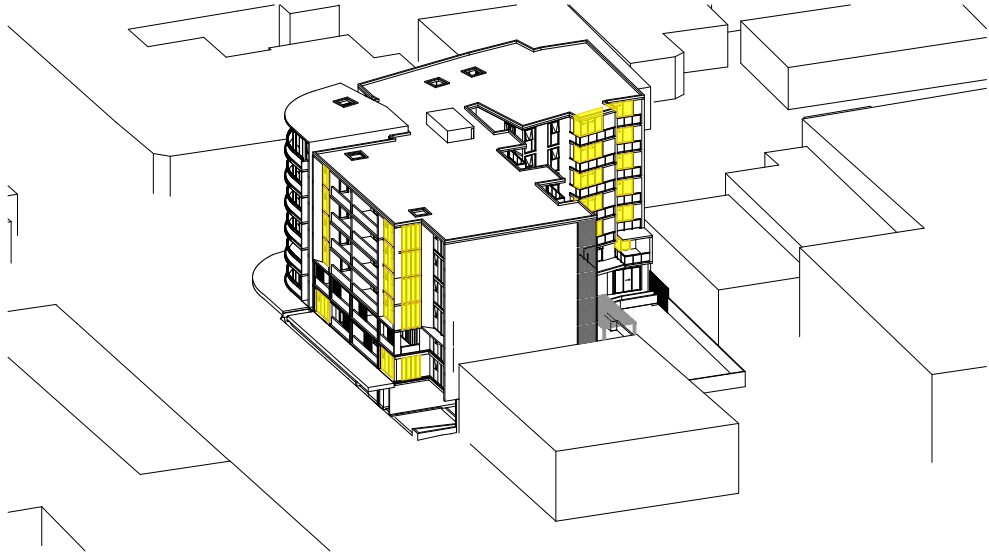
SOLAR ACCESS STUDY

- ≥ MIN. 3H SOLAR ACCESS
- ≥ MIN. 2H SOLAR ACCESS
- NO DIRECT SUNLIGHT

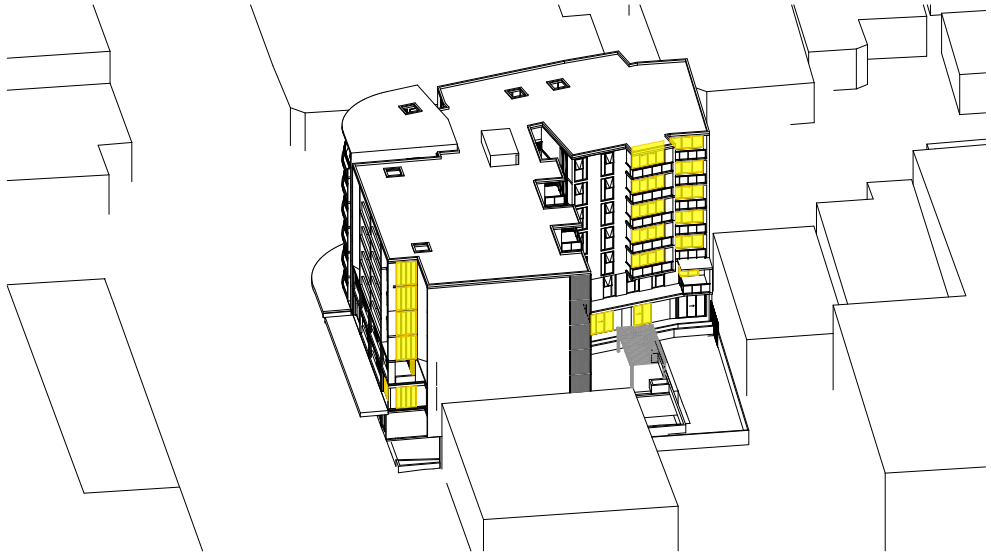
SOLAR ACCESS ≥ 2 HRS: 52 (83.87%)
NO DIRECT SUNLIGHT: 10 (16.13%)
TOTAL NUMBER OF RESIDENTIAL UNITS: 62



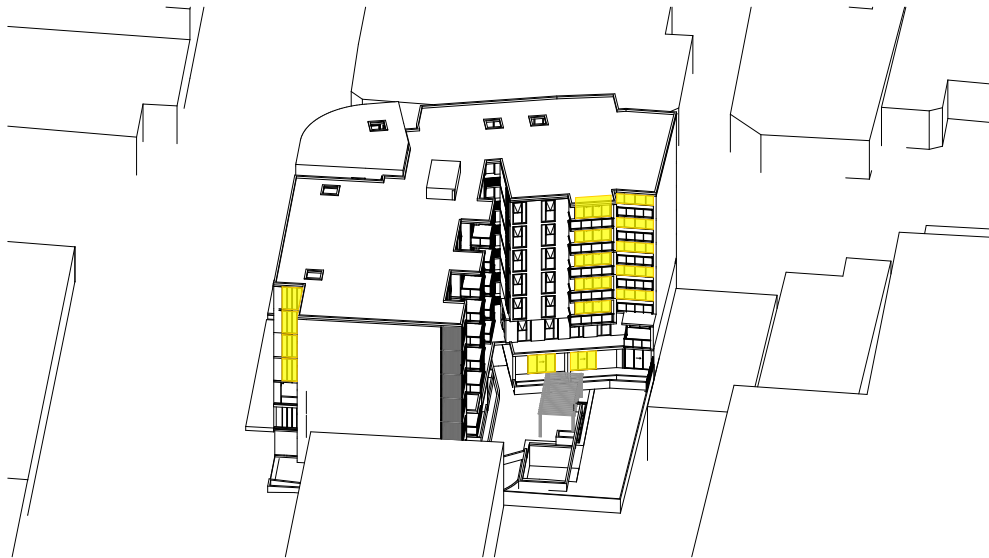
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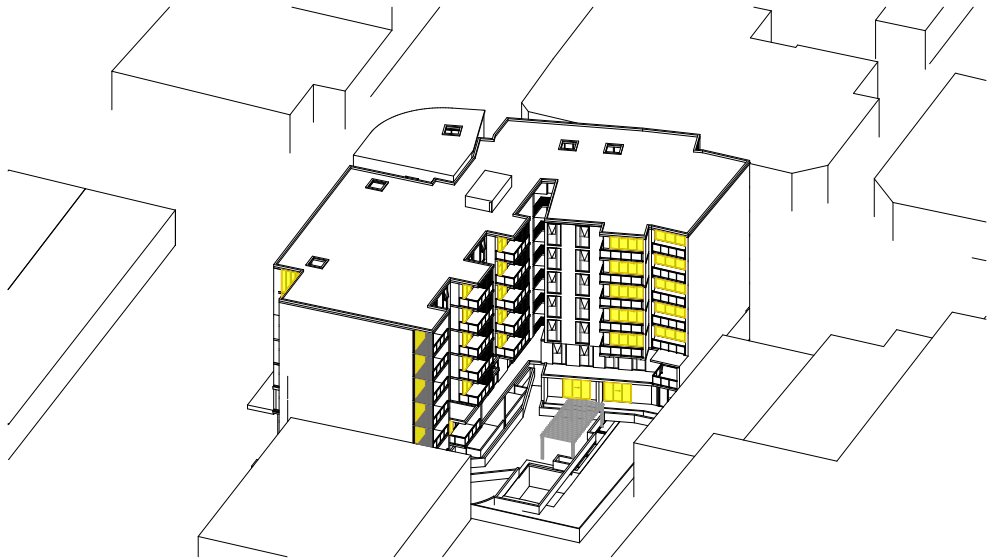
9:30 AM



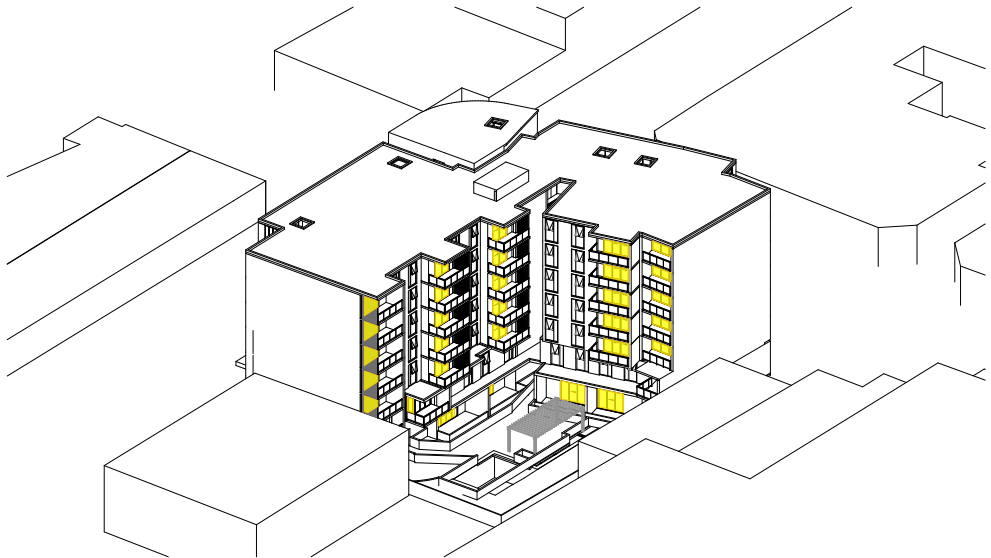
10:30 AM



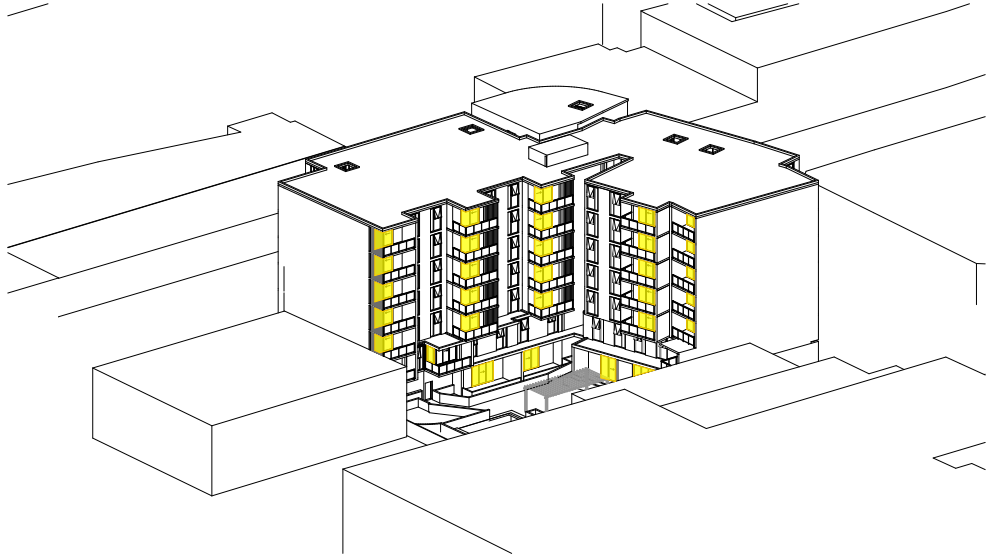
11:30 AM



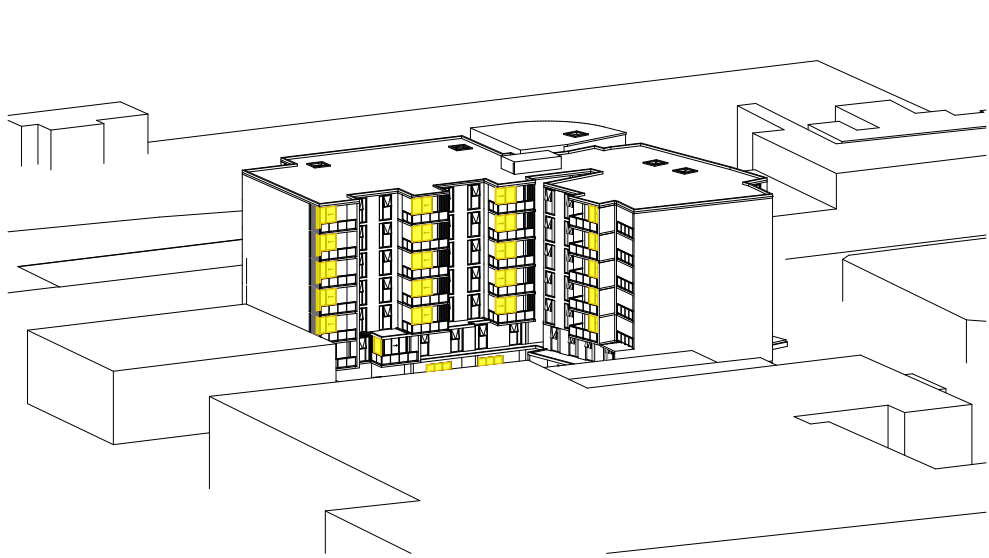
12:30 PM



1:30 PM



2:30 PM



3:30 PM

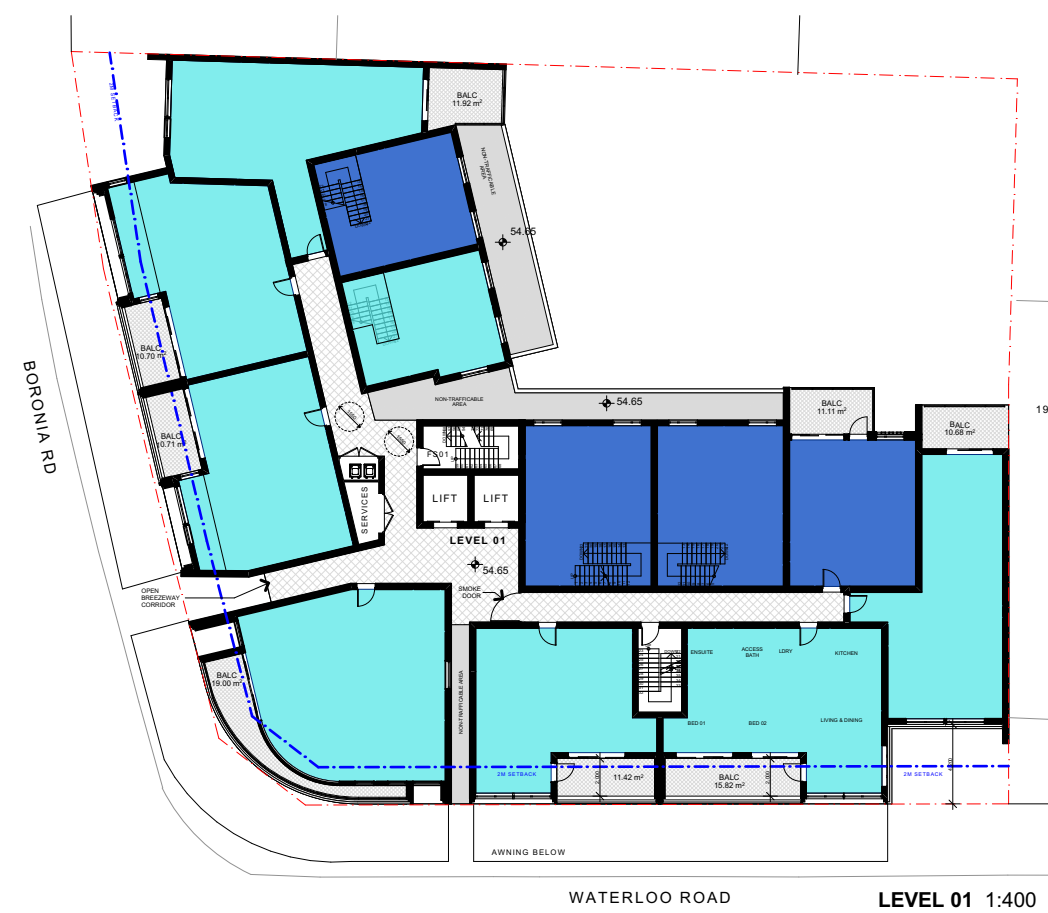
SOLAR ACCESS STUDY

SOLAR ACCESS TO LIVING ROOMS AND PRIVATE OPEN SPACES

SOLAR ACCESS $\geq$ 2 HRS: 52 (83.87%)

NO DIRECT SUNLIGHT: 10 (16.13%)

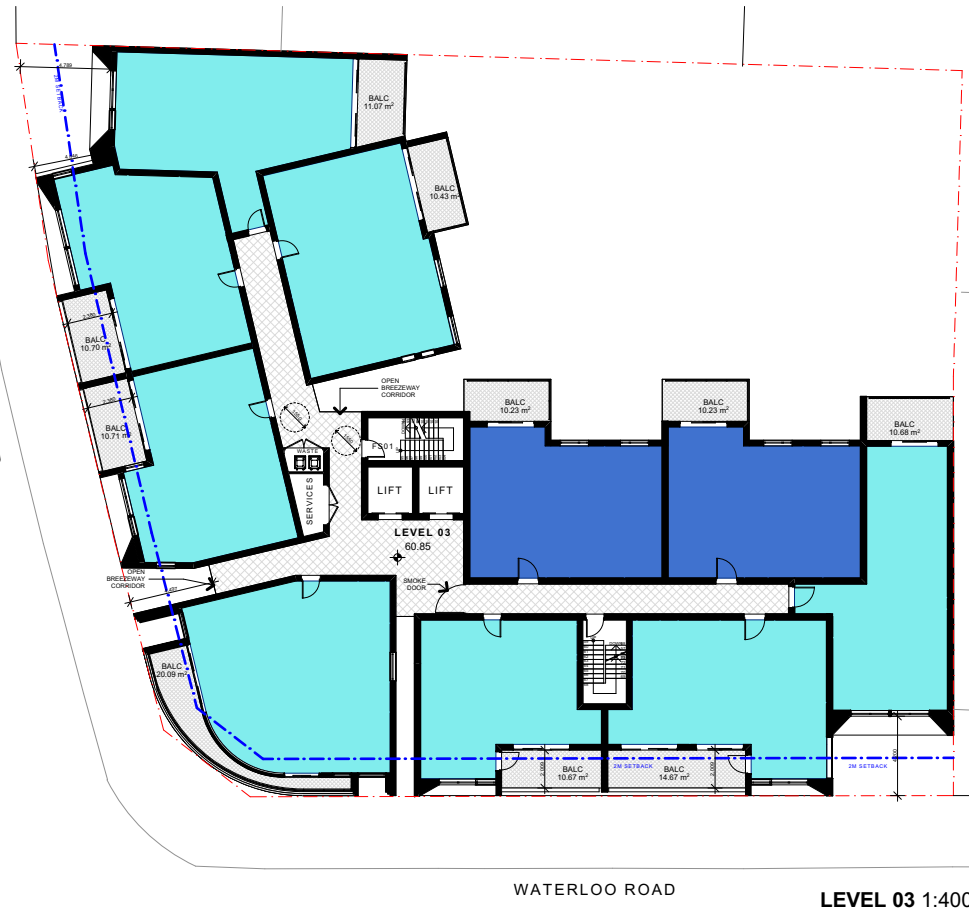
TOTAL NUMBER OF RESIDENTIAL UNITS: 62



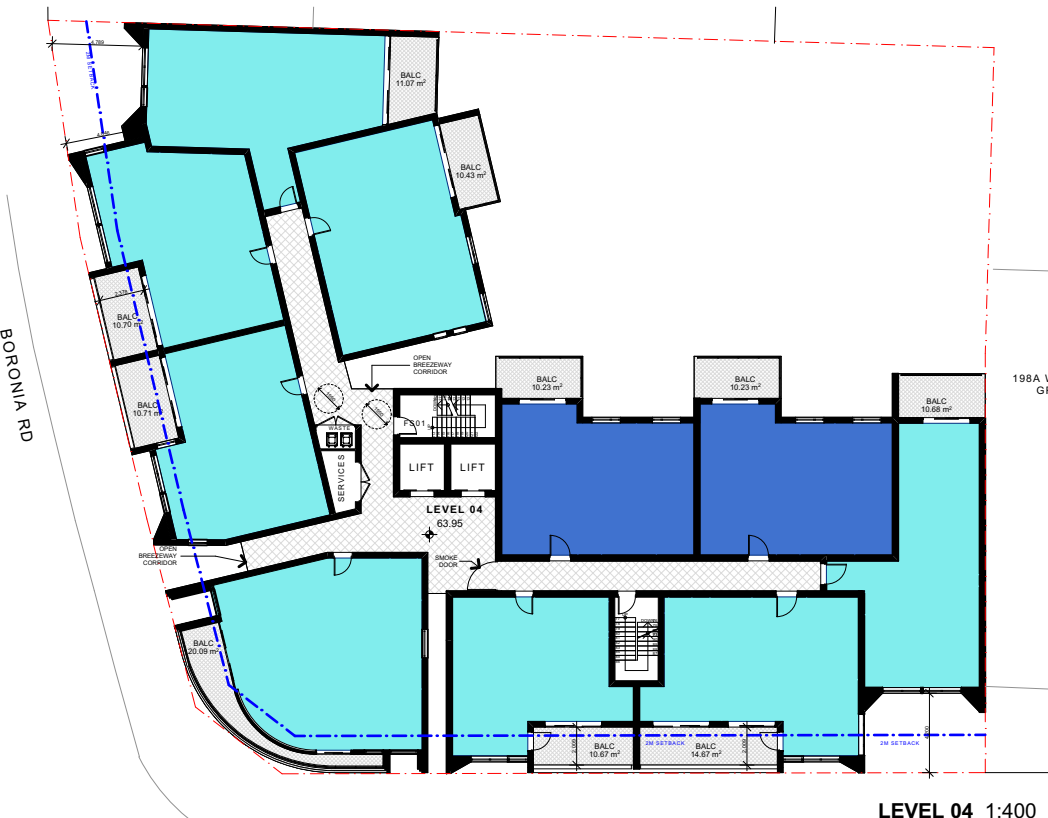
LEVEL 01 1:400



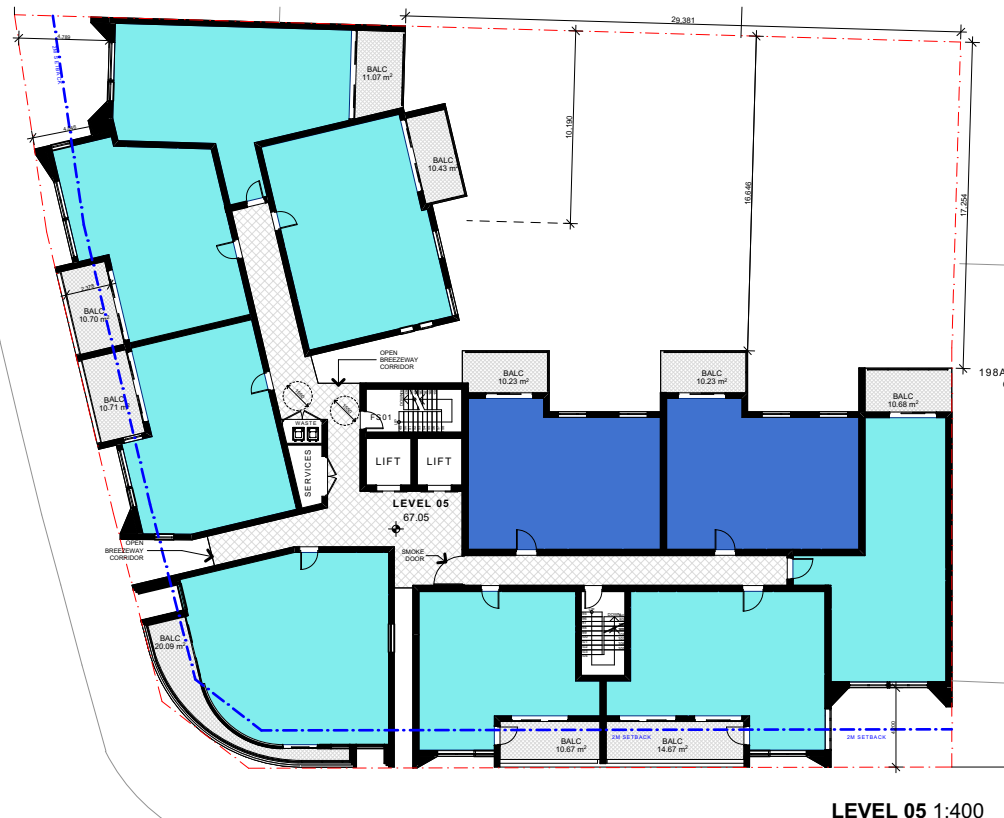
LEVEL 02 1:400



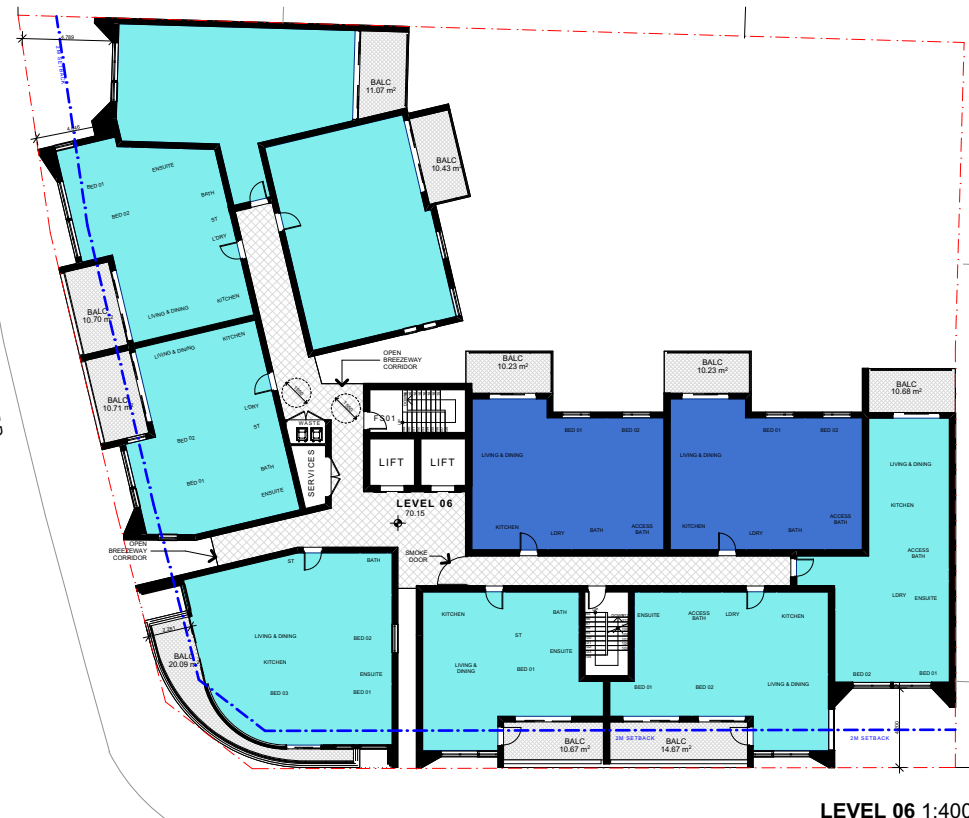
LEVEL 03 1:400



LEVEL 04 1:400



LEVEL 05 1:400



LEVEL 06 1:400

CROSS-VENTILATION STUDY

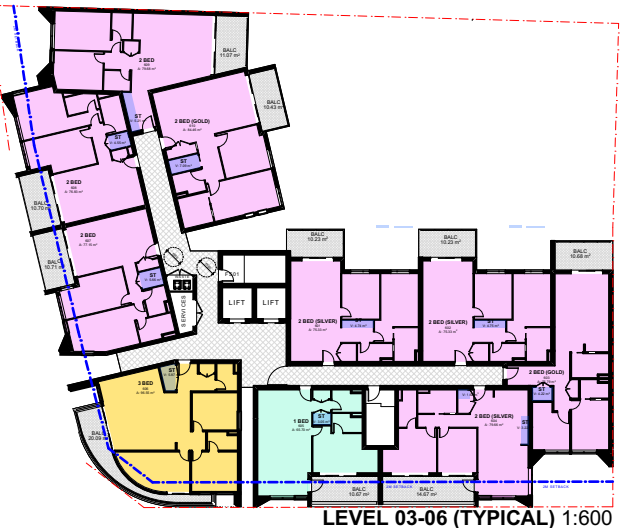
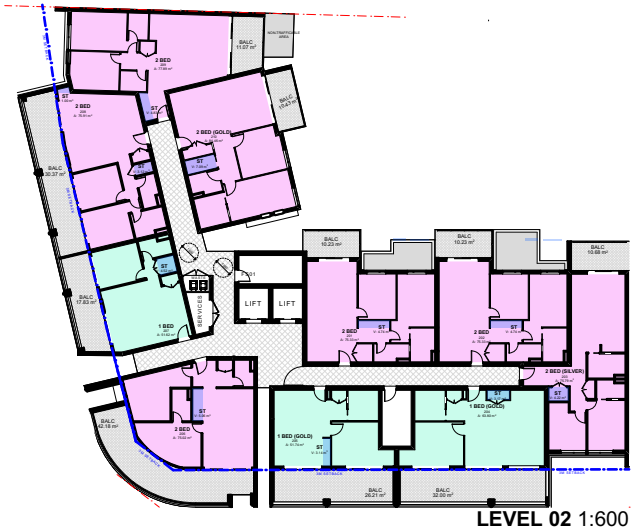
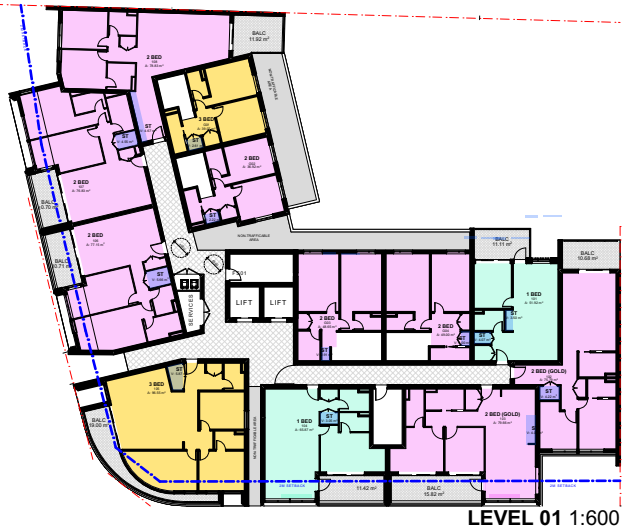
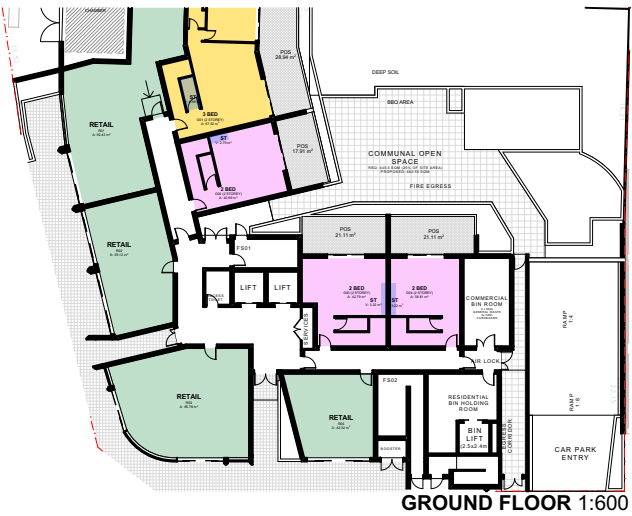
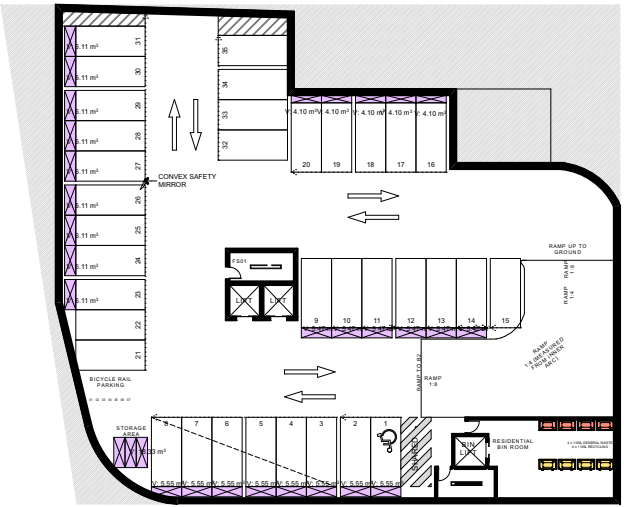
 CROSS-VENTILATED
 NOT CROSS-VENTILATED

CROSS VENTILATED: 45 (72.6%)
NOT CROSSVENTILATED: 17 (27.4%)
TOTAL NUMBER OF RESIDENTIAL UNITS: 62



SITE AREA: 1782m²

- DEEP SOIL (MIN 267.3 SQM): 269.86 SQM (15.14%)
- LANDSCAPING: 369.19 SQM (20.72%)
- COMMUNAL OPEN SPACE: 462.55 (25.96%)



STORAGE					
LEVEL	UNIT NO.	TYPE	REQUIRED (M3)	VOLUME (M3)	BASEMENT (M3)
GROUND FLOOR					
	G01	ST	1	8.89	5.55
	G02	ST	8	2.79	5.55
	G03	ST	8	3.22	5.55
	G04	ST	8	3.22	5.55
LEVEL 01					
	101	ST	6	7.57	5.55
	102	ST	8	4.22	5.55
	103	ST	8	4.03	5.55
	104	ST	6	3.05	5.55
	105	ST	10	5.87	5.55
	106	ST	8	5.66	5.55
	107	ST	8	4.55	5.55
	108	ST	8	4.67	5.55
	G01	ST	10	2.61	
	G02	ST	8	2.22	
	G03	ST	8	2.91	
	G04	ST	8	3.00	
LEVEL 02					
	201	ST	8	4.74	5.47
	202	ST	8	4.74	5.47
	203	ST	8	4.22	5.47
	204	ST	6	3.17	5.47
	205	ST	6	3.14	5.47
	206	ST	8	5.06	5.47
	207	ST	6	4.52	6.11
	208	ST	8	4.12	6.11
	209	ST	8	4.83	6.11
	210	ST	8	7.09	6.11
LEVEL 03					
	301	ST	8	4.74	6.11
	302	ST	8	4.74	6.11
	303	ST	8	4.22	6.11
	304	ST	8	4.84	6.11
	305	ST	6	3.22	6.11
	306	ST	10	5.87	6.11
	307	ST	8	5.66	6.11
	308	ST	8	4.55	5.55
	309	ST	8	5.21	5.55
	310	ST	8	7.09	5.55
LEVEL 04					
	401	ST	8	4.74	5.55
	402	ST	8	4.75	5.55
	403	ST	8	4.22	5.55
	404	ST	8	4.84	5.55
	405	ST	6	3.22	5.55
	406	ST	10	5.87	5.47
	407	ST	8	5.66	5.47
	408	ST	8	4.55	5.47
	409	ST	8	5.21	5.47
	410	ST	8	7.09	5.47
LEVEL 05					
	501	ST	8	4.74	5.47
	502	ST	8	4.75	6.11
	503	ST	8	4.22	6.11
	504	ST	8	4.84	6.11
	505	ST	6	3.22	6.11
	506	ST	10	5.87	6.11
	507	ST	8	5.66	6.11
	508	ST	8	4.55	6.11
	509	ST	8	5.21	6.11
	510	ST	8	7.09	6.11
LEVEL 06					
	601	ST	8	4.74	4.10
	602	ST	8	4.75	4.10
	603	ST	8	4.22	4.10
	604	ST	8	4.84	4.10
	605	ST	6	3.05	4.10
	606	ST	10	5.87	5.13
	607	ST	8	5.66	6.08
	608	ST	8	4.55	6.08
	609	ST	8	5.21	6.08
	610	ST	8	7.09	6.08

STORAGE

STORAGE VOLUME



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						DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	QUANTITY SURVEY	BASIX	GEOTECHNICAL		LANDSCAPING	CONTAMINATION	WASTE MANAGEMENT	ARCHITECT	DRAWING SN, MO, FA, C, J PROJECT ARCHITECT MO PROJECT DIRECTOR GA				



DRAWING LEGEND

PROPOSED DEVELOPMENT

EXISTING SHADOW

PROPOSED SHADOW 21 JUNE WINTER SOLSTICE

1:500

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DA

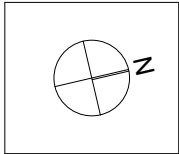
Drawing Original Size A3

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PROJECT

190 WATERLOO RD, GREENACRE

CLIENT

MOHAMMED DAHAR

SCALE

1:500

DATE

28/02/2025

DRAWN

SN, MO, FA, CJ

PROJECT ARCHITECT

MO

PROJECT DIRECTOR

GA

DRAWING NAME

SHADOW DIAGRAM
9.00 AM 21 JUNE

DRAWING NUMBER

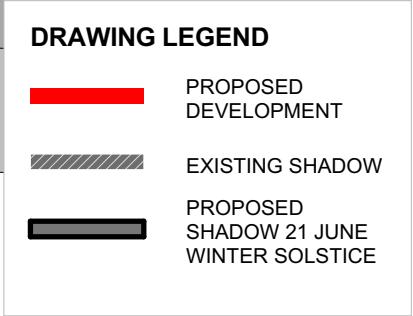
DA A 2101

PROJECT NUMBER

29.17

ISSUE

A



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CONSTRUCTION

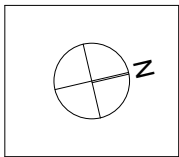
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Rev	Date	Description
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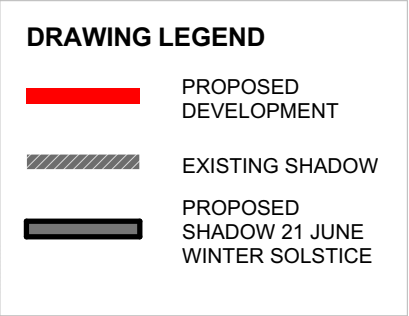


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PROJECT			
190 WATERLOO RD, GREENACRE			
CLIENT			
MOHAMMED DAHAR			
SCALE		DATE	
1:500		28/02/2025	
DRAWN		PROJECT ARCHITECT	PROJECT DIRECTOR
SN, MO, FA, CJ		MO	GA

DRAWING NAME		PROJECT NUMBER 29.17
SHADOW DIAGRAM 12.00 PM 21 JUNE		
DRAWING NUMBER		ISSUE
DA	A 2102	A



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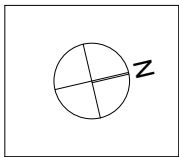
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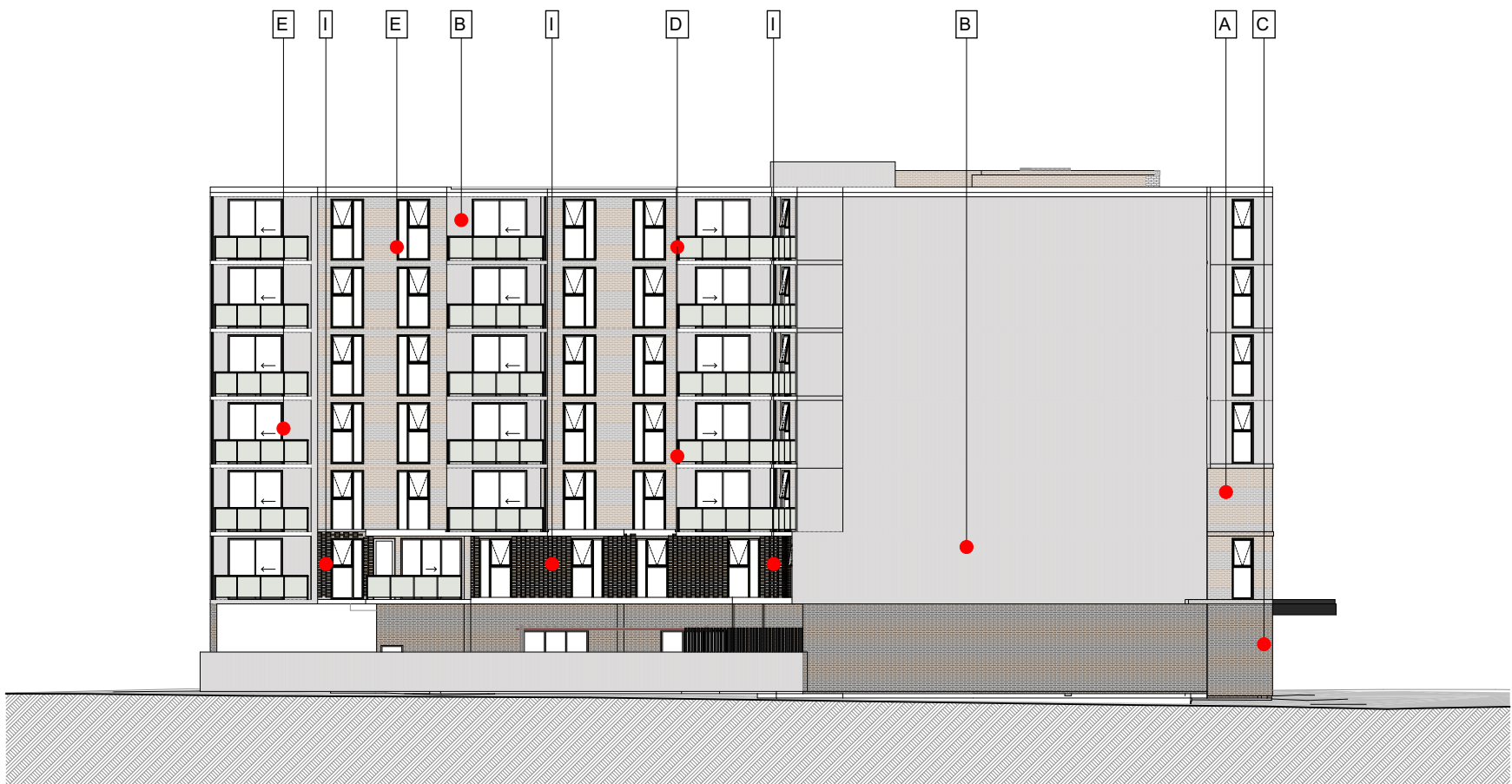


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PROJECT		
190 WATERLOO RD, GREENACRE		
CLIENT		
MOHAMMED DAHAR		
SCALE		DATE
1:500		28/02/2025
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
SN, MO, FA, CJ	MO	GA

DRAWING NAME		PROJECT NUMBER 29.17
SHADOW DIAGRAM 3.00 PM 21 JUNE		
DRAWING NUMBER		ISSUE
DA	A 2103	A

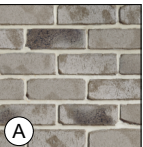


NORTH ELEVATION
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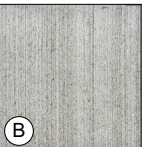


EAST ELEVATION
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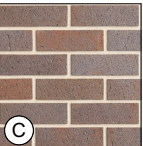
MATERIAL
SCHEDULE



A
PGH BRICKS SEA
FOSSIL



B
STRIATED CONCRETE
FINISH LIGHT GREY OR
SIMILAR



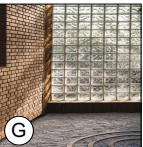
C
PGH BRICKS METALLIC
NICKLE FLASH OR
SIMILAR



D
GLASS BALUSTRADES



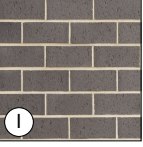
E
ALUMINIUM FRAME
DARK GREY OR SIMILAR



G
GLASS BLOCKS



H
ALUMINIUM SCREENS
DARK GREY OR SIMILAR



I
PGH BRICKS ALFRESCO
TRUFFLE OR SIMILAR

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Drawing Original Size A3

Rev	Date	Description
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PROJECT **190 WATERLOO RD, GREENACRE**

CLIENT **MOHAMMED DAHAR**

SCALE **1:300, 1:105.26**

DATE **28/02/2025**

DRAWN **SN, MO, FA, CJ**

PROJECT ARCHITECT **MO**

PROJECT DIRECTOR **GA**

DRAWING NAME **MATERIAL SCHEDULE 1/2**

DRAWING NUMBER **DA**

PROJECT NUMBER **A 2201**

ISSUE **A**

PROJECT NUMBER **29.17**

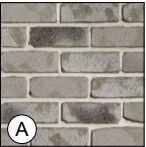


SOUTH ELEVATION- WATERLOO ROAD
1:300

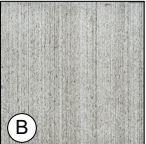


WEST ELEVATION- BORONIA ROAD
1:300

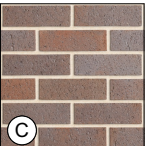
MATERIAL SCHEDULE



A
PGH BRICKS SEA FOSSIL



B
STRIATED CONCRETE FINISH LIGHT GREY OR SIMILAR



C
PGH BRICKS METALLIC NICKLE FLASH OR SIMILAR



D
GLASS BALUSTRADES



E
ALUMINIUM FRAME DARK GREY OR SIMILAR



G
GLASS BLOCKS



H
ALUMINIUM SCREENS DARK GREY OR SIMILAR



I
PGH BRICKS ALFRESCO TRUFFLE OR SIMILAR

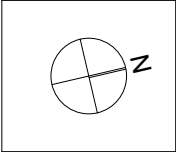
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Drawing Original Size **A3**

Rev	Date	Description
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PROJECT 190 WATERLOO RD, GREENACRE
CLIENT MOHAMMED DAHAR
SCALE 1:300, 1:105.26
DATE 28/02/2025
DRAWN SN, MO, FA, CJ
PROJECT ARCHITECT MO
PROJECT DIRECTOR GA

DRAWING NAME MATERIAL SCHEDULE 2/2
DRAWING NUMBER DA
PROJECT NUMBER A 2202
ISSUE 29.17
PROJECT NUMBER A