

DRAWING SCHEDULE

A 0000 TITLE PAGE  
A 1000 SITE ANALYSIS  
A 1010 SITE PLAN  
A 1050 GFA CALCULATION  
A 1051 SOLAR ACCESS / CROSS-VENTILATION  
A 1100 SURVEY PLAN  
A 1150 STREETSCAPE ANALYSIS  
A 1201 GROUND & LEVEL 01 FLOOR PLAN  
A 1202 LEVEL 02 & LEVEL 03  
A 1203 LEVEL 04 & ROOF PLAN

FSR

SITE AREA: 810 SQM  
PERMISSIBLE FSR: 0.5:1  
PROPOSED PERMISSIBLE FSR: 2.3:1  
PERMISSIBLE GFA: 405 SQM  
PROPOSED PERMISSIBLE GFA: 1862.98 SQM

TOTAL GFA: 1862.89  
TOTAL FSR: 2.3

UNIT MIX

1 BED: 0  
2 BED: 20  
3 BED: 0

TOTAL UNIT:20

SCHEDULE OF AMENDMENTS - ISSUE C

- REDUCED FSR FROM 2.5:1 TO 2.3:1
- DELETED LEVEL 04
- UPDATED SETBACKS
- UPDATED INTERNAL LAYOUT / ELEVATIONS / ACCORDINGLY



ISSUE AMENDMENTS

T. +612 9744 7035 | E. office@ghazia.com  
ACN: 67167131848  
UNIT 2, LEVEL 2, 14 RAILWAY PDE,  
BURWOOD, NSW 2134



GHAZI AL ALI  
ARCHITECT  
PTY LTD

3 KING STREET  
3 KING STREET CONCORD WEST 2138



**DRAWING LEGEND**

PROPOSED DEVELOPMENT

CAR PARK ENTRY

PEDESTRIAN ACCESS

MAIN TRAFFIC DIRECTION

SUMMER SUN SOLSTICE

WINTER SUN SOLSTICE



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PP

A3

Drawing Original Size

| Rev | Date       | Description |
|-----|------------|-------------|
| A   | 28/02/2017 | FOR PP      |

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Ground Technologies Pty Ltd  
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Email: info@groundtech.com.au

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PTY LTD

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ACN: 62167131848  
UNIT 2, LEVEL 2  
14 RAILWAY PDE, BURWOOD, NSW 2134

PROJECT:

3 KING ST, CONCORD WEST

CLIENT:

YANG LAN

SCALE:

1:1000

DATE:

28/02/2017

CAD FILE NUMBER:

DRAWN BY:

LL

CHECKED 1:

JU

CHECKED 2:

GA

APPROVED:

DRAWING NAME:

SITE ANALYSIS

DRAWING NUMBER:

PP A1000

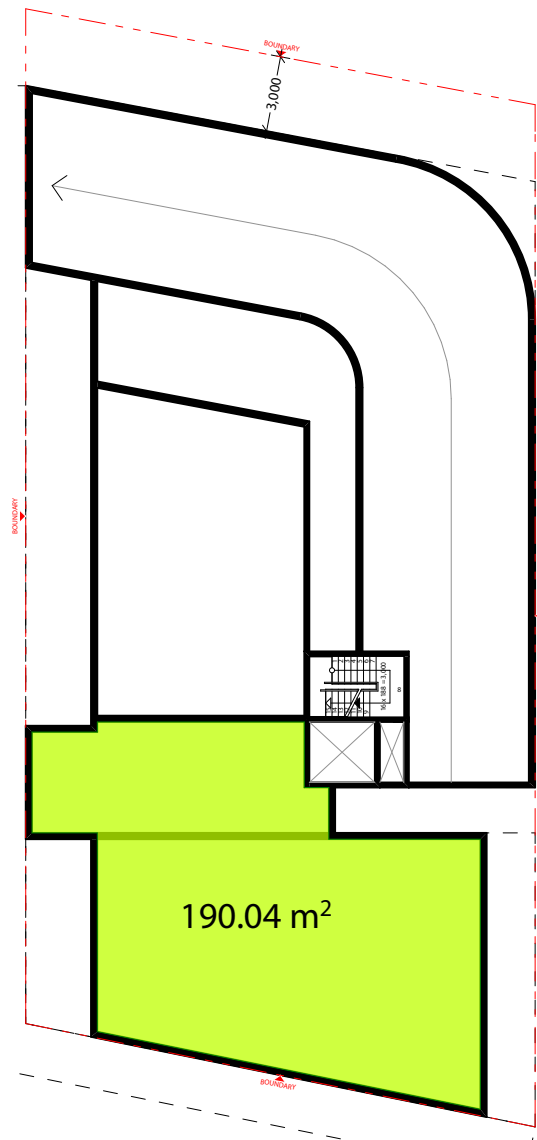
PROJECT NUMBER:

75.15

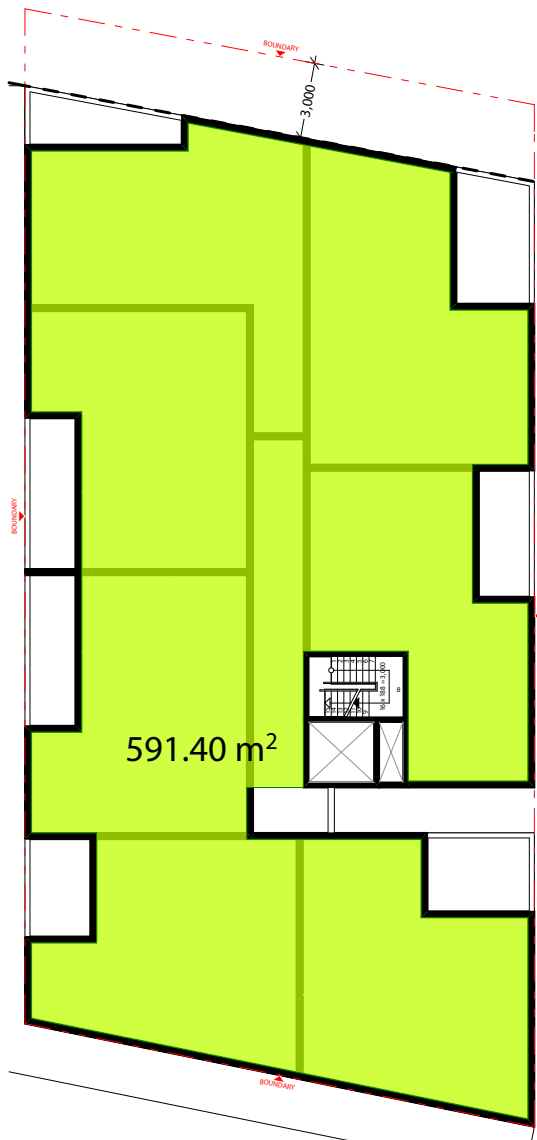
ISSUE:

A

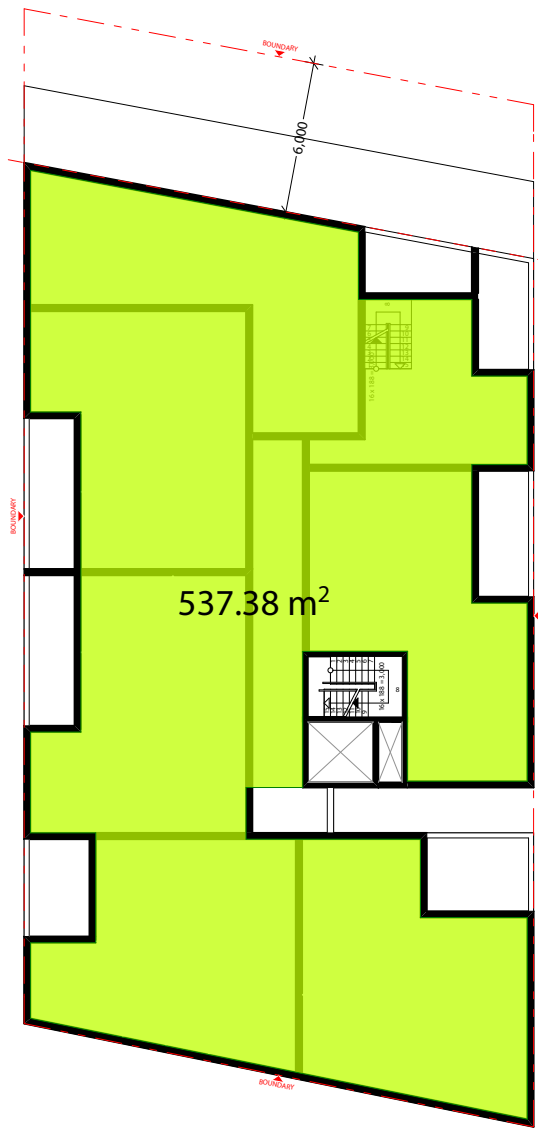




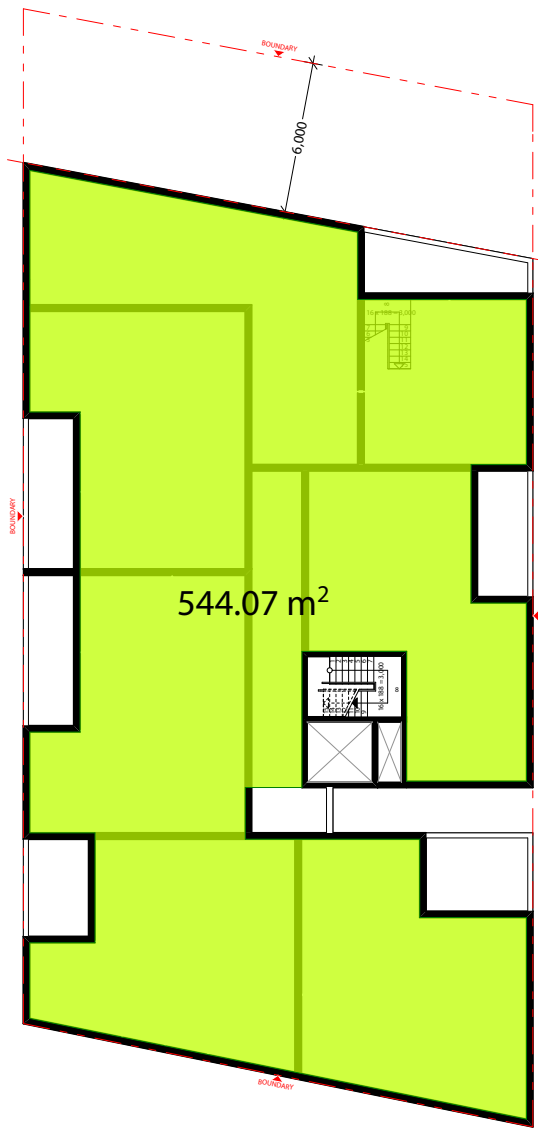
GROUND LEVEL @ 1:300  
TOTAL GFA: 190.04 SQM



LEVEL 1 @ 1:300  
TOTAL GFA: 591.4 SQM



LEVEL 2 @ 1:300  
TOTAL GFA: 537.38 SQM



LEVEL 3 @ 1:300  
TOTAL GFA: 544.07 SQM

LEVEL 4 @ 1:300  
TOTAL GFA: 324.52 SQM

### UNIT MIX

1 BED: 0  
2 BED: 20  
3 BED: 0

TOTAL UNIT:20

### GFA CALCULATION

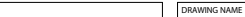
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PERMISSIBLE FSR: 0.5:1  
PERMISSIBLE GFA: 408.4 SQM

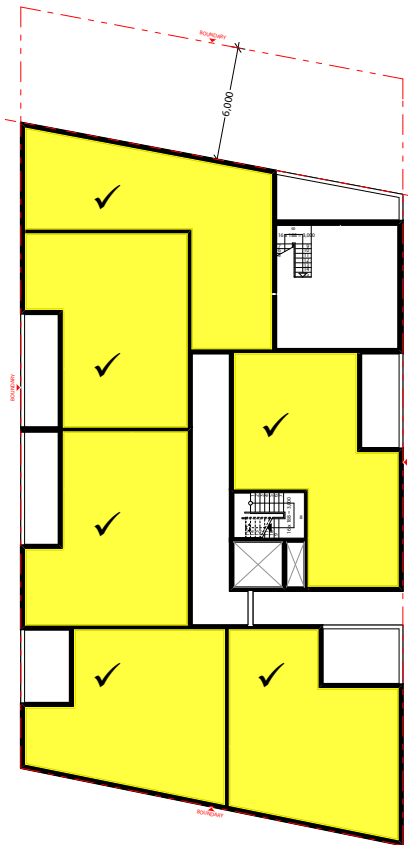
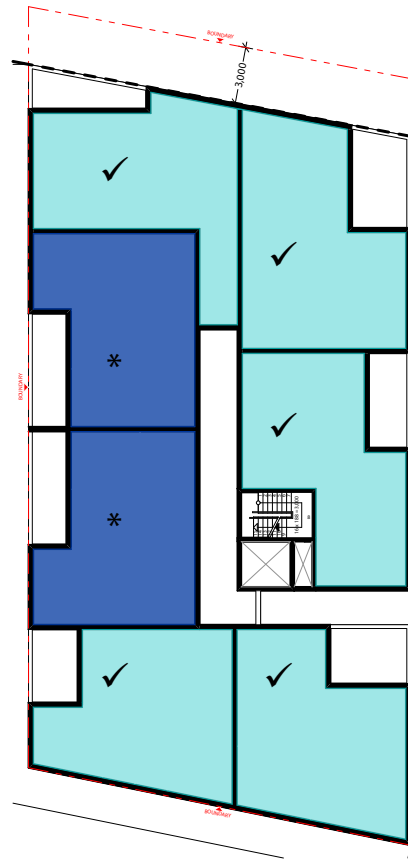
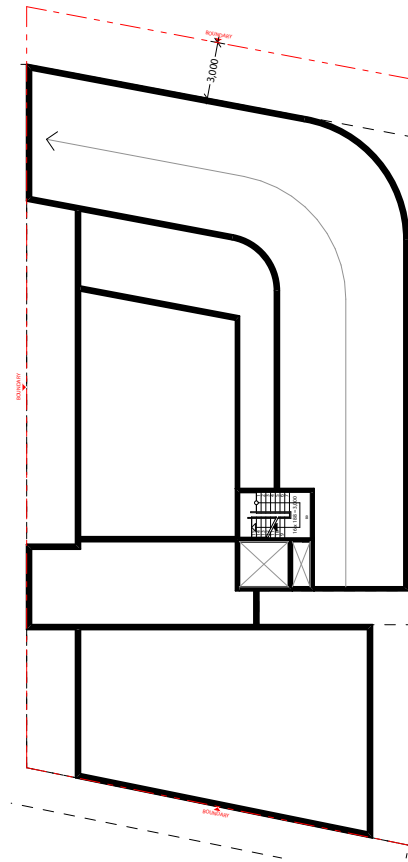
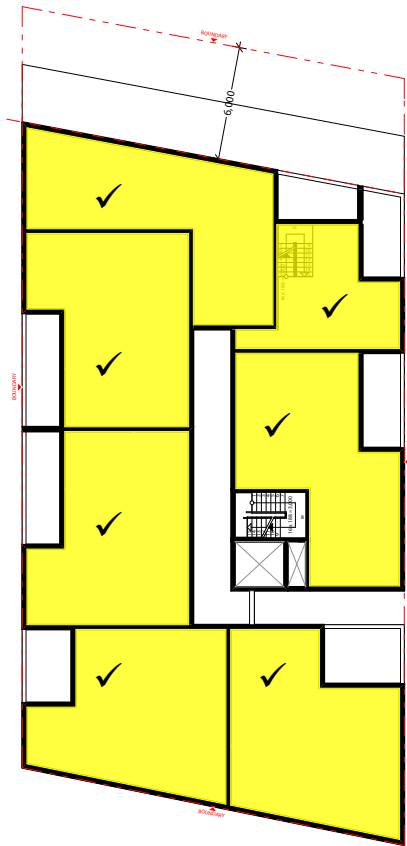
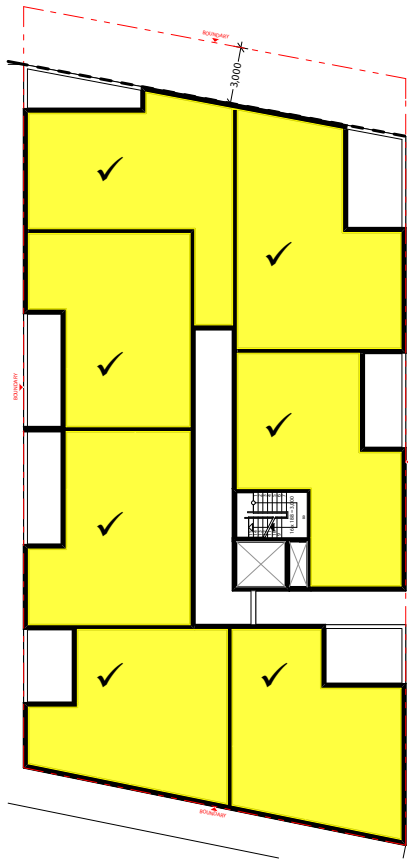
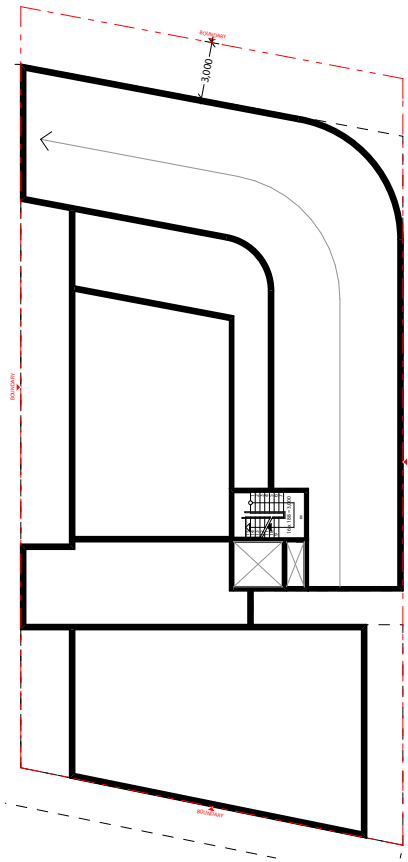
PROPOSED PERMISSIBLE FSR: 2.3:1  
PROPOSED PERMISSIBLE GFA: 1862.98 SQM

**TOTAL GFA**  
**TOTAL GFA: 1862.89 SQM**  
**TOTAL FSR: 2.3:1**

### ISSUE AMENDMENTS

SCALE 1:200  
0 1 2 5 10M

|                                                                           |                             |                     |  |                     |                                                                                                                                        |                     |              |            |             |                                                                                                                                                                        |                                                                                       |                                                                                                                                                                            |          |                  |            |                  |           |                                                                                       |                                                                          |                                        |                                |
|---------------------------------------------------------------------------|-----------------------------|---------------------|--|---------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------|------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|------------|------------------|-----------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------|--------------------------------|
| FOR PLANNING PROPOSAL PURPOSES ONLY<br><br>NOT FOR CONSTRUCTION<br><br>PP | A3<br>Drawing Original Size | C 28/02/2017 FOR PP |  | B 28/02/2017 FOR PP |                                                                                                                                        | A 28/02/2017 FOR PP |              | Issue Date | Description | © COPYRIGHT<br><br>DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.<br><br>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. |  | ACCESS:                                                                                                                                                                    | TRAFFIC: | ACOUSTIC:        | HYDRAULIC: | BCA:             | PLANNING: |  | PROJECT:<br><b>3 KING ST, CONCORD WEST</b><br>CLIENT:<br><b>YANG LAN</b> | DRAWING NAME<br><b>GFA CALCULATION</b> | PROJECT NUMBER<br><b>75.15</b> |
|                                                                           |                             | QUANTITY SURVEY:    |  | BASIX:              | GEOTECHNICAL:<br>Ground Technologies Pty Ltd<br>55 Filbert Ave West Hoxton 2171<br>Ph: (02) 8783 6200<br>Email: info@groundtech.com.au |                     | LANDSCAPING: |            |             |                                                                                                                                                                        |                                                                                       | ARCHITECT:<br>GHAZI AL ALI<br>ARCHITECT PTY LTD<br>T. +612 9744 7035   E. office@ghazia.com<br>ACN: 671 671 318 48<br>UNIT 2, LEVEL 2<br>14 RAILWAY PDE, BURWOOD, NSW 2134 |          |                  |            |                  |           |                                                                                       |                                                                          |                                        |                                |
|                                                                           |                             | SCALE:<br>1:300     |  | DATE:<br>28/02/2017 |                                                                                                                                        | CAD FILE NUMBER:    |              |            |             |                                                                                                                                                                        |                                                                                       | DRAWN BY:<br>LL                                                                                                                                                            |          | CHECKED 1:<br>JU |            | CHECKED 2:<br>GA |           |                                                                                       |                                                                          |                                        |                                |



SOLAR ACCESS STUDY

- ✓ ≥ 2H SOLAR ACCESS
- NO SOLAR ACCESS

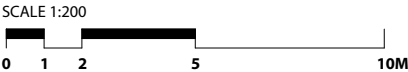
SOLAR ACCESS ≥ 2HRS: 20 (100%)  
NO SOLAR ACCESS: 0 (0%)  
TOTAL NUMBER OR UNITS: 20



CROSS-VENTILATION STUDY

- ✓ CROSS-VENTILATED
- \* NOT CROSS-VENTILATED

CROSS VENTILATED: 14 (70%)  
NOT CROSS VENTILATED: 6 (30%)  
TOTAL NUMBER OR UNITS: 20

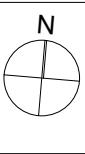


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| BASIC:   |

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|--------------|
| HYDRAULIC:   |
| LANDSCAPING: |

|      |
|------|
| BCA: |
|------|



|                                     |                     |
|-------------------------------------|---------------------|
| PROJECT:<br>3 KING ST, CONCORD WEST | CLIENT:<br>YANG LAN |
| SCALE:<br>1:400                     | DATE:<br>28/02/2017 |
| DRAWN BY:<br>LL                     | CHECKED 1:<br>JU    |
| CHECKED 2:<br>GA                    | APPROVED:           |

|                                                          |                         |
|----------------------------------------------------------|-------------------------|
| DRAWING NAME<br>SOLAR ACCESS / CROSS-VENTILATION DIAGRAM | PROJECT NUMBER<br>75.15 |
| DRAWING NUMBER<br>PP A1051                               | ISSUE<br>C              |

ISSUE AMENDMENTS



SCALE 1:200

0 1 2 5 10M

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Drawing Original Size

A3

| Issue | Date       | Description |
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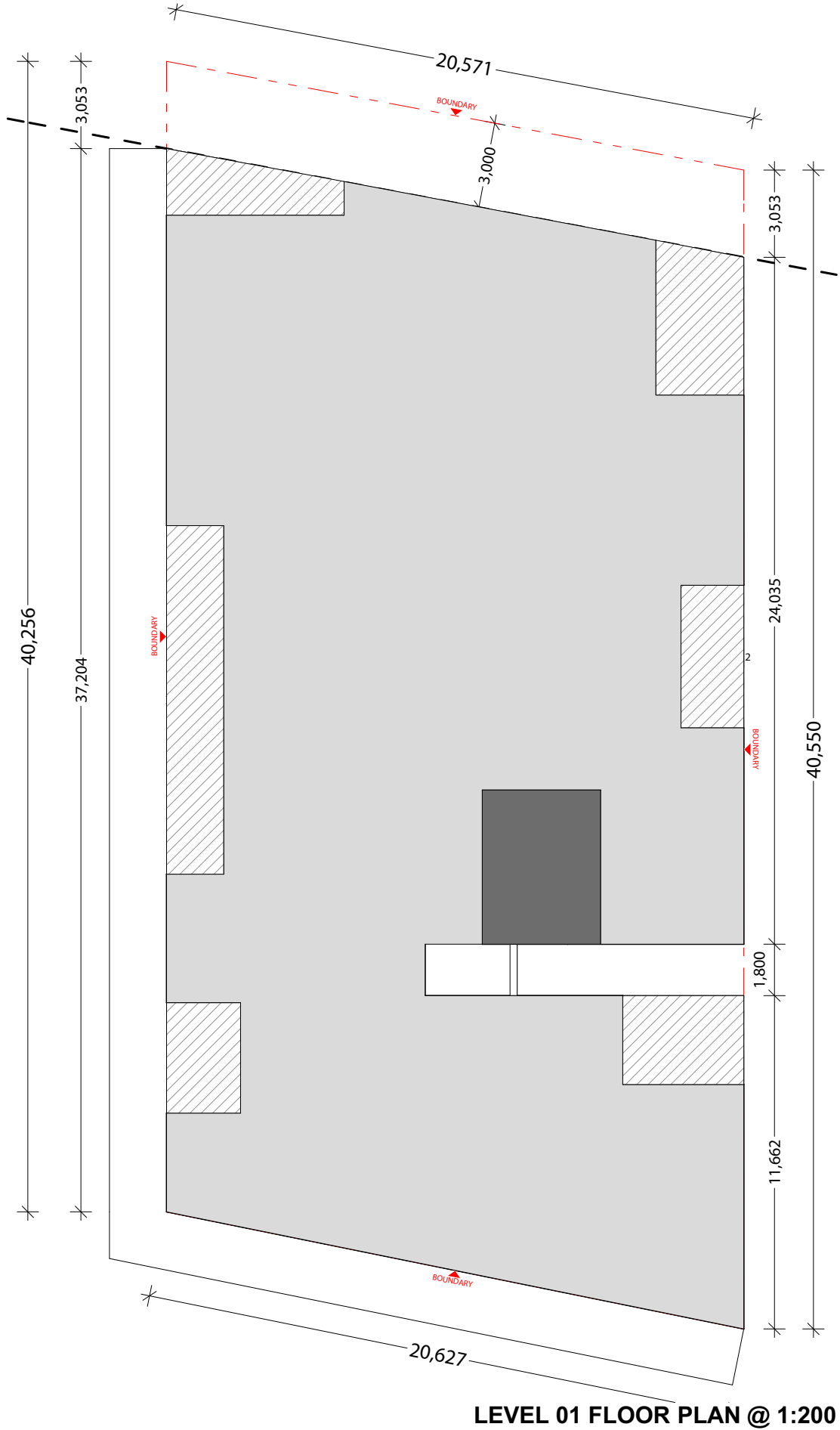
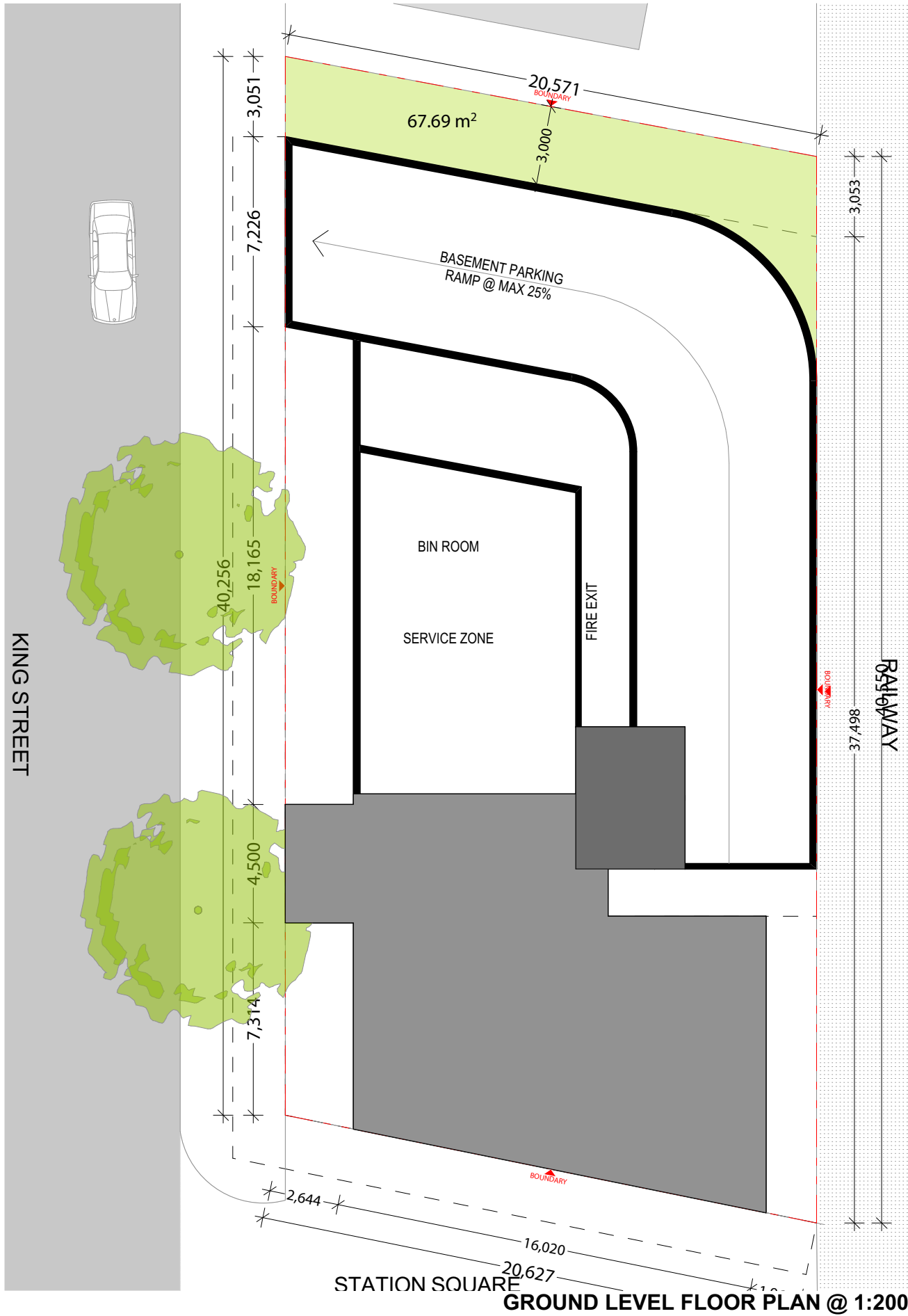
T: +612 9744 7035 | E: office@ghazia.com  
ACN: 67167131848  
UNIT 2, LEVEL 2  
14 RAILWAY PDE, BURWOOD, NSW 2134

|                                     |                     |                  |           |
|-------------------------------------|---------------------|------------------|-----------|
| PROJECT:<br>3 KING ST, CONCORD WEST |                     |                  |           |
| CLIENT:<br>YANG LAN                 |                     |                  |           |
| SCALE:<br>1:200                     | DATE:<br>28/02/2017 | CAD FILE NUMBER: |           |
| DRAWN BY:<br>LL                     | CHECKED 1:<br>JU    | CHECKED 2:<br>GA | APPROVED: |

|                              |       |                          |
|------------------------------|-------|--------------------------|
| DRAWING NAME:<br>SURVEY PLAN |       | PROJECT NUMBER:<br>75.15 |
| DRAWING NUMBER:<br>PP        | A1100 | ISSUE:<br>A              |



|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  |                                                                                                                                          |  |  |  |  |  |  |  |
|-------------------------------------|---|------------|--------|---|------------|--------|--------------------------------------------------------------------------|------------|--------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
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| PP                                  |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  |                                                                                                                                          |  |  |  |  |  |  |  |
|                                     | C | 21/02/2017 | FOR PP | B | 20/08/2018 | FOR PP | A                                                                        | 29/07/2019 | FOR PP | Description | © COPYRIGHT<br><br>DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.<br><br>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. |  |                                                                                                                                          |  |  |  |  |  |  |  |
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|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | TRAFFIC:                                                                                                                                 |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | ACOUSTIC:                                                                                                                                |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | HYDRAULIC:                                                                                                                               |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | BCA:                                                                                                                                     |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | PLANNING:<br>                                                                                                                            |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        |                                                                          |            |        |             |                                                                                                                                                                        |  | ARCHITECT:<br><br>T. +612 9744 7035   E. office@ghazi.com.au<br>ACN: 62167131848<br>UNIT 2, LEVEL 1<br>14 RAILWAY PDE, BURWOOD, NSW 2134 |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        | PROJECT:<br><b>3 KING ST, CONCORD WEST</b><br>CLIENT:<br><b>YANG LAN</b> |            |        |             |                                                                                                                                                                        |  | SCALE: 1:300 DATE: 28/02/2017 CAD FILE NUMBER:                                                                                           |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        | DRAWN BY: AL CHECKED 1: GA CHECKED 2: AL APPROVED: AL                    |            |        |             |                                                                                                                                                                        |  | DRAWING NAME:<br><b>STREETSCAPE ANALYSIS</b><br>PROJECT NUMBER:<br><b>75-15</b><br>ISSUE:<br><b>C</b>                                    |  |  |  |  |  |  |  |
|                                     |   |            |        |   |            |        | DRAWING NUMBER:<br><b>PP</b><br>A1150                                    |            |        |             |                                                                                                                                                                        |  |                                                                                                                                          |  |  |  |  |  |  |  |



**PLANNING PROPOSAL LEGEND**

- PROPOSED COMMERCIAL AREA
- PROPOSED BALCONY AREA
- PROPOSED LIVING AREA
- PROPOSED CIRCULATION CORE



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PP

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|   |            |        |
|---|------------|--------|
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| B | 28/02/2017 | FOR PP |
| A | 28/02/2017 | FOR PP |

Issue Date Description

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SMITH & TZANNES

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T: +612 9744 7035 | E: office@ghazia.com

ACN: 67167131848

UNIT 2, LEVEL 2, 14 RAILWAY PDE, BURWOOD, NSW 2134

PROJECT:

3 KING ST, CONCORD WEST

CLIENT:

YANG LAN

SCALE:

1:200

DRAWN BY:

LL

CHECKED 1:

JU

DATE:

28/02/2017

CAD FILE NUMBER:

CHECKED 2:

GA

APPROVED:

DRAWING NAME:

GROUND & LEVEL 01

DRAWING NUMBER:

PP

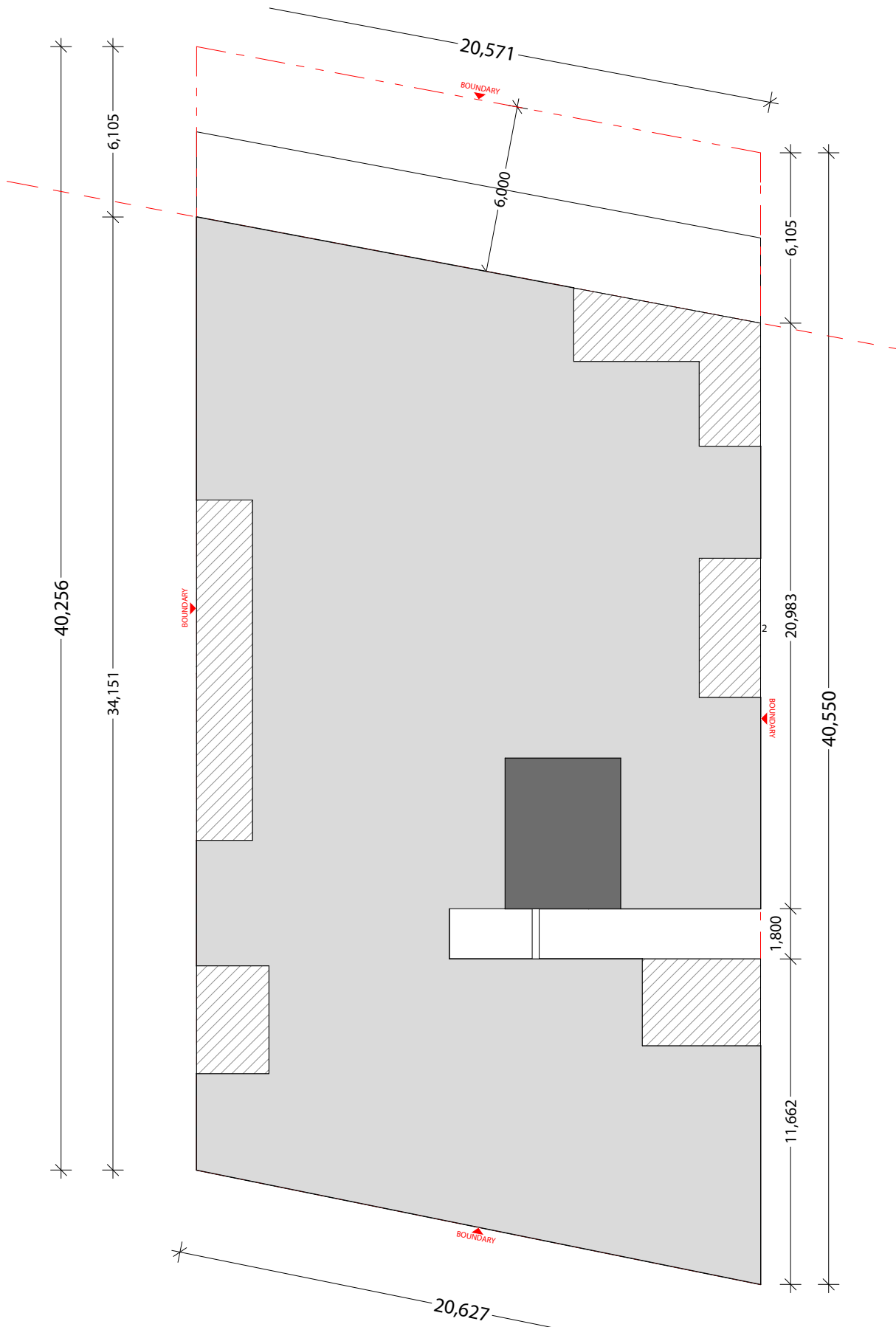
A1201

PROJECT NUMBER:

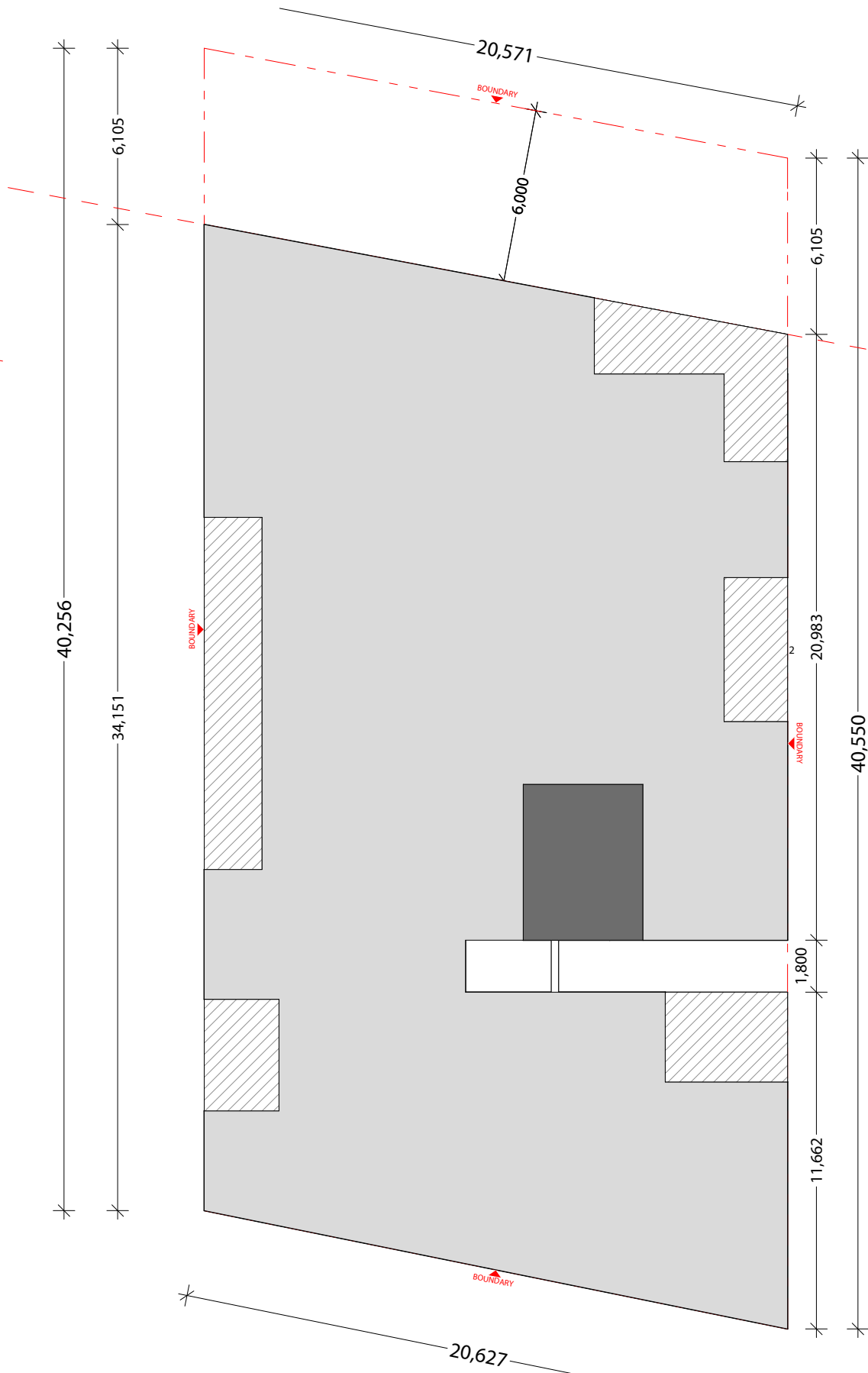
75.15

ISSUE:

C



LEVEL 02 FLOOR PLAN @ 1:200



LEVEL 03 FLOOR PLAN @ 1:200

PLANNING PROPOSAL LEGEND

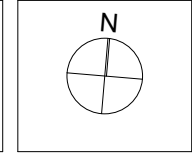
- PROPOSED COMMERCIAL AREA
- PROPOSED BALCONY AREA
- PROPOSED LIVING AREA
- PROPOSED CIRCULATION CORE



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|                       |  |        |  |
|-----------------------|--|--------|--|
| Drawing Original Size |  | A3     |  |
| FOR PP                |  | FOR PP |  |
| FOR PP                |  | FOR PP |  |
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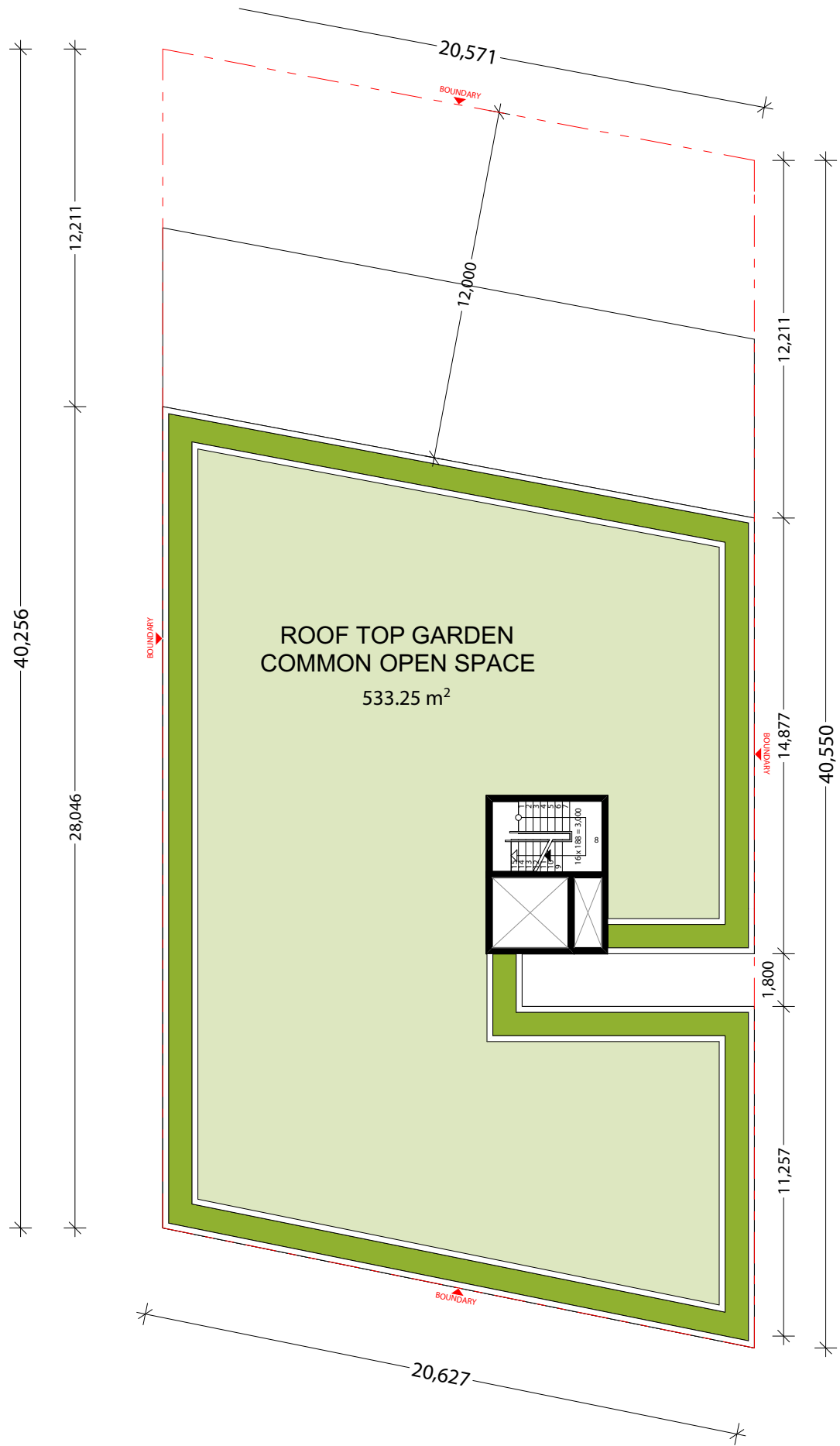
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ACN: 67167131848  
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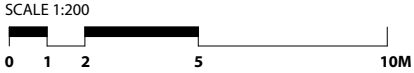
PROJECT:  
3 KING ST, CONCORD WEST  
CLIENT:  
YANG LAN  
SCALE:  
1:200  
DATE:  
28/02/2017  
CAD FILE NUMBER:  
DRAWN BY:  
LL  
CHECKED 1:  
JU  
CHECKED 2:  
GA  
APPROVED:

DRAWING NAME:  
LEVEL 02 & LEVEL 03  
DRAWING NUMBER:  
PP  
PROJECT NUMBER:  
75.15  
ISSUE:  
C

ISSUE C AMENDMENTS



ROOF PLAN @ 1:200



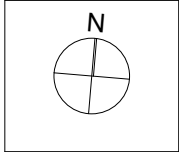
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PP

|                       |       |            |             |
|-----------------------|-------|------------|-------------|
| Drawing Original Size |       | A3         |             |
|                       | C     | 21/02/2017 | FOR PP      |
|                       | B     | 29/03/2016 | FOR PP      |
|                       | A     | 19/02/2016 | FOR PP      |
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| HYDRAULIC:   |
| LANDSCAPING: |

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| BCA: |
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ARCHITECT  
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ACN: 67 167 131 848  
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|                                     |                     |                  |           |
|-------------------------------------|---------------------|------------------|-----------|
| PROJECT:<br>3 KING ST, CONCORD WEST |                     |                  |           |
| CLIENT:<br>YANG LAN                 |                     |                  |           |
| SCALE:<br>1:200                     | DATE:<br>28/02/2017 | CAD FILE NUMBER: |           |
| DRAWN BY:<br>LL                     | CHECKED 1:<br>JU    | CHECKED 2:<br>GA | APPROVED: |

|                                 |       |                         |
|---------------------------------|-------|-------------------------|
| DRAWING NAME<br>LEVEL 04 & ROOF |       | PROJECT NUMBER<br>75.15 |
| DRAWING NUMBER<br>PP            | A1203 |                         |
|                                 |       | ISSUE<br>C              |